

# **CITY OF EUGENE FEE ESTIMATING GUIDE**



**FEES ASSOCIATED WITH  
RESIDENTIAL AND  
COMMERCIAL CONSTRUCTION**

**REFLECTS CHANGES AS OF  
JANUARY 1, 2012**

# FEE ESTIMATING GUIDE INDEX

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# OVERVIEW

This guide has been developed to help customers estimate their building permit and Systems Development Charge (SDC) permit fees for construction projects. The City of Eugene does not provide fee estimating services for specific projects. The sample fee calculations shown on pages 7 - 12 will assist you in determining approximate costs for your project. Please keep in mind that costs could differ due to the number of variables used to calculate costs. Questions regarding the guidelines or methodology in estimating fees may be directed to:

Permit and Information Center  
99 West 10th Avenue  
Eugene, Oregon 97401  
(541) 682-5086

## Introduction

The following provides a brief explanation of each fee or charge. At the end of the explanations there is an example showing the steps of fee calculation, including systems development charges, for a new retail building.

## Administrative User Fee - City of Eugene

All fees described below are subject to the City of Eugene Administrative User Fee. This fee is added to the total of all fees (except SDC charges and State surcharge and training fees). The current City Administrative fee is 9 percent of fee type totals. The maximum Administrative User Fee is \$7,500 per project phase.

## Addressing Fees

A fee for address assignment applies to all new construction projects, and is subject to the City Administrative User Fee.

## Building Permit & Plan Check Fees

Building permit fees are based on the total **value\*** of construction work, using the ***International Code Council (ICC) Building Valuation Data Table***. This table, updated annually on April 1, is used to calculate the project value and is based on the type of construction and proposed building use. Project value is then applied to the ***Building Permit Fee Table*** to determine the building permit fee.

The building plan check fee is 65 percent of the building permit fee and is due when plans are submitted to the Permit Center. Changes in valuation may result in additional structural plan check fees due at the time the permit is issued.

***\*Definition of valuation: the valuation to be used in computing the permit fee and plan check fee shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and other permanent work or equipment and the contractor's profit.***

Additional plan check fees that may be included are also based on a percentage of the building permit fee and are shown in the fee charts. All plan check fees listed in these charts are subject to the City of Eugene Administrative fee. Plan check fees are not charged the State surcharge. The building permit fee and any additional plan check fees must be paid at the time the approved permit is issued.

### **Electrical Permit & Plan Check Fees**

Electrical permit fees are determined by the quantity of electrical components being permitted. Charges per service or feeder are based on amperage. Charges for branch circuits are per circuit. New residential charges are based on the square footage of the dwelling and the garage. Limited energy permits are based on number of panels and inspections needed as well as type of project (residential or commercial). Refer to the section on **Electrical Fees** for specific fees. The City Administrative fee and State surcharge are added to the electrical permit fees. When electrical plan check is performed, a plan check fee equal to 35 percent of the total electrical permit fees (prior to the City Administrative or State surcharge) is applied. The City of Eugene Administrative Fee is applied to the plan check fees.

### **Erosion Prevention Fees**

Erosion prevention fees are charged to all projects that will impact the soil on the construction site, such as new buildings, additions that will increase the footprint of the existing structure, excavation/grading and site development permits. Some construction projects require a separate erosion prevention permit in addition to the construction permit. The City of Eugene Administrative Fee is applied to all erosion prevention fees.

### **Fire Code Plan Check Fee**

Fire code plan check fees apply to commercial and residential developments, additions, and alterations reviewed or inspected by the fire prevention staff. This fee is based on a percentage of the building permit fees--15 percent for one- and two-family dwellings and 30 percent on all other structures--prior to the City Administrative fee or State surcharge. The City Administrative fee is applied to this fee.

### **Fire Code Specialty System Inspection Fees**

Fire code specialty system inspection fees apply to projects where special Fire or hazardous material protection systems are installed, such as fire alarm systems, paint booths or liquid and gas leak detection systems. The fees charged depend on the type of system installed. Refer to the section on Fire Code Specialty System Inspection Fees to determine if these fees apply to your project.

### **Fire/Life Safety Plan Check Fee**

Fire/life safety plan check fees are collected on commercial projects only. This charge is in addition to the structural plan check fee. Refer to the Fire/Life Safety Plan Check Fees section for the list of occupancy groups to which this fee applies. The City Administrative fee is applied to this fee.

## **Manufactured Dwelling Fees**

Manufactured dwellings installed in parks or lots are assessed a base permit fee that includes the concrete slab; code-compliant runners or foundations; electrical feeder; first 30 lineal feet of plumbing connections and all crossover connections. The City Administrative Fee and State Surcharge are added to the base permit fee.

Additional fees for manufactured dwellings include zoning plan review; addressing fee and Public Works Residential Plan Review fee.

Accessory structure fees are those specified under the ***Building Permit and Plan Check Fees*** section of this Overview.

Utility connections beyond 30 lineal feet will be assessed separate plumbing fees; additional electrical and plumbing services may require additional permits.

## **Manufactured Dwelling Park Fees**

Construction permit fees for creating, enlarging or modifying parks are based on the number of spaces per acre and the level of development. For more information on these fees please contact the Permit Center at 541-682-5086.

## **Mechanical Permit & Plan Check Fees**

Commercial, Industrial and Multi-Family Residential fees for mechanical equipment are calculated by the total value of mechanical construction work. There is a minimum fee.

Commercial projects must have mechanical equipment costs listed separately from all other project costs at the time of submittal. The City Administrative Fee is added to the plan check and permit fees; the State Surcharge is applied along with the administrative fee to the permit fees.

## **Residential Mechanical Permit & Plan Check Fees**

Residential mechanical permit fees are determined according to the number of mechanical/heating components used for the project. Mechanical equipment for one- and two-family dwellings includes, but is not limited to: wood stove; fireplace insert; furnace and its attached add-ons (e.g., cooling coil and air filter); pellet stove; heat pump condenser unit; log lighter; portions of boiler not regulated by the State; pool heater; sauna; solar energy system.

There is a minimum permit fee for residential mechanical permits. The following equipment is included in the base fee: filter; volume damper; fresh air intakes; water heater regulated by plumbing code; duct work; control units or thermostats or other similar equipment.

There is a City Administrative fee and State surcharge fee on mechanical permits. The mechanical plan check fee, if required, is 65% of the permit fee prior to the administrative and surcharge fees. Refer to the section on ***Residential Mechanical Fees*** for more details.

### **Plumbing Permit & Plan Check Fees**

Plumbing permit fees are determined by the number of bathrooms in a new single family or duplex dwelling, and by the number of fixtures in a commercial project. Included in the plumbing fees are the charges for water, sanitary sewer, and storm sewer lines figured according to linear feet. Miscellaneous plumbing fees include charges for septic tank removals, solar units, and reverse plumbing. There is a minimum permit fee. Refer to the section on **Plumbing Fees** for specific fees. The City Administrative Fee and State Surcharge are added to the plumbing permit fees. When plumbing plan check is performed, a plan check fee equal to 35 percent of the total plumbing permit fees (prior to the City Administrative Fee and State surcharge) is applied. The City of Eugene Administrative Fee is applied to the plumbing plan check fees.

### **Public Works Fees**

Public Works plan review and permit fees apply to most projects. For example, a new single-family dwelling is charged a public works plan review fee that covers review of the sidewalk and first driveway (additional fee for more than one driveway); wastewater review, stormwater review, review of encroachments into rights-of-way and public easements, flood plain determination and review for wetland issues. Additional Public Works fees may apply depending on the project. For more information refer to the **Public Works Plan Review and Permit Fees** section.

The City of Eugene Administrative Fee is applied to all Public Works fees.

### **Sign Permit Fees**

If sign permits are applicable, a separate sign permit application is required. Sign permits may include a building permit. A sign permit plan check fee based on the size of the sign is collected when plans are submitted. The City of Eugene Administrative Fee is applied to all sign permit and plan check fees. For more information, see the **Land Use, Zoning and Sign Fee Sheet** included in this guide.

### **Site Development Permit and Plan Check Fees**

Site development permit and plan check fees are charged to non-building projects that are *not* part of a phased building permit project, such as developing parking lots or private streets. These fees are subject to the City of Eugene Administrative Fee.

### **Surcharge Fee - State of Oregon**

The City of Eugene is charged with administering the State structural, electrical, plumbing and mechanical codes. A surcharge on these permit fees and the City Administrative Fee is levied by the State of Oregon and collected by the City of Eugene for forwarding to the State Building Codes Division (BCD) in Salem. The charge is used by the BCD to defray administration costs, state inspection costs, training, and educational programs. The current surcharge fee is 12 percent, subject to change by BCD.

## **Systems Development Charges**

Systems Development Charges (SDCs) are fees that are generally collected when expansion, new development, or a change or intensification of use occurs on property served by City infrastructure. The fees are used to fund the non-assessable portion of the construction of infrastructure (wastewater, stormwater, transportation, and parks facilities) needed to support growth in the community and to recoup a portion of the community's investment in the infrastructure that is already in place. For more information, refer to the **Systems Development Charges** section of this guide.

## **Valuation**

Building permit and plan check fees are based on the project valuation. The valuation is the total value of work for the project which may include: finish work, painting, roofing, electrical, plumbing, HVAC, fire suppression systems and permanent equipment. The **ICC Square Foot Construction Costs Table**, which is updated each April, establishes the minimum value for a project type.

## **Zoning Plan Check Fee**

A zoning/land use plan check fee will be collected in addition to the structural plan check fees and is 35 percent of the building permit fee for residential projects and 45 percent of the building permit fee for commercial projects (prior to the State surcharge).

Projects located on property requiring a Special Development Standards review are assessed an additional fee due to more complex requirements and more extensive review needed. (*See Special Development Standards list below.*)

The zoning/land use plan check fee applies to all submittals reviewed for compliance with Chapter 9 of the Eugene Code. Some examples of items checked for compliance are yard setbacks, solar setbacks, allowable height, parking requirements, zoning, and density. The City Administrative Fee is applied to zoning or land use plan check fees. For more information refer to the **Zoning/Land Use Fees** section.

## **Special Development Standards Review**

This fee, assessed at an hourly rate, includes, but is not limited to projects located on properties

- with a **zoning overlay**;
- with **special development standards** applied through an approved land use application;
- that have **non-conforming use or structure issues**;
- with **an historic designation**;
- with **zoning that requires unique development standards**;
- if any **document is required to be recorded** to address zoning issues.

## SAMPLE FEE CALCULATION

- I. Determine the square footage of the proposed structure. Go to the **Construction Costs Table** on page 13 to determine what the cost per square foot would be based on the project type. Multiply the square footage by the cost per square foot. (Air conditioning, fire alarms, fire sprinklers are included).

**Example: New 21,000 square foot retail building (store), construction type 1B**

Building. . . . . 21,000 x \$ 116.92 = \$ 2,455,320.00

Total Valuation      \$2,455,320.00

- II. Determine the **building permit fee** by using the **Building Permit Fees** chart on page 15. In our sample project the permit fee is calculated as follows: \$689.13 for the first \$100,000 in valuation plus \$3.12 per additional \$1,000 of valuation or fraction thereof. There is a City Administrative fee and State Surcharge applied to the permit fee.

First \$ 100,000.00 .....	\$689.13
\$ 3.12 x 2,355.32 .....	\$7,348.60
Total Structural Permit Fee .....	\$8,037.73
Plus 9 percent City Admin Fee .....	\$723.40
Subtotal .....	\$8,761.13
Plus 12 percent State Surcharge Fee .....	\$1,051.34
TOTAL FEE .....	\$9,812.47

- II. Determine the **building plan check fee** by referring again to the **Building Permit Fees** chart on page 15. In our example, the building plan check fee is calculated at 65 percent of the building permit fee prior to the addition of the City Administrative and State Surcharge fees.

.65 x \$8,037.73 = .....	\$5,224.52
Plus 9 percent City Admin Fee .....	\$470.21
TOTAL FEE .....	\$5,694.73

- IV. Calculate the **fire/life safety plan check fee** if it applies to the project. See the **Fire/Life Safety Plan Check Fees** section on pages 18 – 19 for a list of occupancy types to which this fee is applied. This fee is 40 percent of the structural permit fee prior to the City Administrative fee and State Surcharge

Example: B occupancy with an area greater than 4000 square feet.

.40 x \$8,037.73 .....	\$3,215.09
Plus 9 percent City Administrative Fee .....	\$289.36
TOTAL FEE .....	\$3,504.45



- V. Calculate the **zoning plan check fee** at 45 percent\* of the structural building permit fee, prior to the City Administrative fee and State Surcharge, if it applies to the project. The zoning plan check fee is charged on any projects which require verification of Eugene Code Chapter 9 compliance. *\*(Please note: For one- and two-family dwellings the zoning plan check fee is 35 percent of the structural building permit fee. There is an additional fee for properties subject to Special Development Standards Review. Refer to the **Zoning/Land Use Fees** section for more information.)*

.45 x \$8,037.73.....	\$3,616.98
Plus 9 percent City Administrative Fee .....	\$325.53
TOTAL FEE .....	\$3,942.51

- VI. Calculate the **fire code plan check fee** at 30 percent of the structural building permit fee, prior to the City Administrative fee and State surcharge, if it applies to the project. The fire code plan check fee is charged on all commercial and residential developments, additions, and alterations. *(15% for one- and two-family dwellings; 30% on all other projects)*

.30 x \$8,037.73.....	\$2,411.32
Plus 9 percent City Administrative Fee .....	\$217.02
TOTAL FEE .....	\$2,628.34

- VII. Refer to the **Electrical Fees** section on pages 23 – 24 to determine which **electrical fees** apply.

For our example the following fees apply:

9 200 amp services @ \$110.00 ea .....	\$990.00
1 400 amp service @ \$140.00 ea .....	\$140.00
1,000 amp service @ \$305.00 ea.....	\$305.00
169 branch circuits @ \$8.00 ea .....	\$1,352.00
1 200 amp temporary service @ \$90.00 ea .....	\$90.00
3 signal/panels @ \$72.00 ea .....	\$216.00
Total Electrical fees .....	\$3,093.00
Plus 9 percent City Admin Fee .....	\$278.37
Subtotal .....	\$3,371.37
Plus 12 percent State Surcharge .....	\$404.56
TOTAL FEE .....	\$3,775.93

- VIII. Refer to the **Plumbing Fees** section on pages 25 – 26 to determine which **plumbing fees** apply.

For our example the following fees apply:

34 fixtures @ \$20 ea.....	\$680.00
190 feet sanitary sewer (\$123 for first 100 feet/\$54 ea additional 100 feet).....	\$177.00
190 feet water service (\$98 for first 100 feet/\$54 ea additional 100 feet).....	\$152.00
300 feet storm sewer (\$123 for first 100 feet/\$54 ea additional 100 feet).....	\$231.00
Total Plumbing fees .....	\$1,240.00
Plus 9 percent City Admin Fee.....	\$111.60
Subtotal.....	\$1,351.60
Plus 12 percent State Surcharge .....	\$162.19
TOTAL FEE .....	\$1,513.79

- IX. Refer to the **Commercial Mechanical Fees** information on page 28. As of November 1, 2010, mechanical fees for commercial, industrial and multi-family residential projects are calculated by using the total value of mechanical construction work. Our example has the following equipment and valuation and is calculated as follows: \$468.70 for the first \$50,000 plus \$3.73 per each additional \$1,000 of valuation or fraction thereof

Equipment:	3	100,000 BTU HVAC
	3	500,000 BTU compressor
	2	vent fans
	1	appliance vent
	7	gas piping outlets
	3	fire dampers

Mechanical Valuation \$85,000

First \$50,000 .....	\$468.70
\$3.73 x 35 .....	\$130.55
TOTAL FEE .....	\$599.25
Plus 9 percent City Administrative Fee .....	\$53.93
Subtotal.....	\$653.18
Plus 12 percent State Surcharge .....	\$78.38
TOTAL Fee .....	\$731.56

- X. Calculate **plan check for electric, plumbing, and mechanical** if applicable. **Refer to each specialty area=s fee section** to determine if plan check will need to be performed.
- XI. Refer to the **Electrical Fees** section on pages 23 – 24 to determine if **electrical plan check** is required. If required, electrical plan check is 35 percent of the electrical permit total prior to the City Administrative Fee or State Surcharge.

For our example:

Electrical plan check: .35 x \$3,093.00.....	\$1,082.55
Plus 9 percent City Admin Fee.....	\$97.43
TOTAL FEE .....	\$1,179.98

- XII. Refer to the **Plumbing Fees** section on pages 25 - 26 to determine if **plumbing plan check** is required. If required, plumbing plan check is 35 percent of the plumbing permit total prior to the City Administrative Fee or State Surcharge.

For our example:

Plumbing plan check: .35 x \$1240.00 .....	\$434.00
Plus 9 percent City Admin Fee.....	\$39.06
TOTAL FEE .....	\$473.06

- XIII. Refer to the **Commercial Mechanical Fees** section on page 28. If required, **mechanical plan check** is 65% of the mechanical permit total prior to the City Administrative Fee or State Surcharge.

Mechanical plan check: .65 x \$599.25 .....	\$389.51
Plus 9 percent City Admin Fee.....	\$35.05
TOTAL FEE .....	\$424.56

- XIV. Add the **Address Fee** (applies to all new construction; \$36 per address plus the 9 percent City Administrative Fee).

Address fee.....	\$36.00
Plus 9 percent City Admin Fee.....	\$3.24
TOTAL FEE .....	\$39.24

- XV. Refer to the **Public Works Plan Review & Permit Fees** section on pages 30 – 32 and the **Public Works Fees** sheet on page 33 to determine which Public Works fees apply.

For our example:

Public Works Plan Check - New Commercial .....	\$785.00
Plus 9 percent City Admin Fee.....	\$70.65
TOTAL FEE .....	\$855.65

- XVI. Add the **Erosion Prevention Fee** plus the City Administrative Fee. For our example, the fee is the **Non-Permitted Site Fee** Bthis charge applies to construction sites that do not require a separate erosion prevention permit.

Non-permitted Site Fee.....	\$88.00
Plus 9 percent City Admin Fee.....	\$7.92
TOTAL FEE .....	\$95.92

- XVII. Calculate the SDCs by completing a current SDC worksheet (a sample is provided in the Systems Development Charges section of this guide) Be sure to use a worksheet that reflects the **current** SDC rates.

Example Specifications: impervious surface area = 79,500 square feet  
plumbing fixture units= 62  
gross leaseable floor area = 21,000 square feet  
assumes no SDC-eligible credit

### Transportation SDC

Class Code	Description	Unit Type	# Units	x	Trip Rate	x	Cost per Trip	
814	Specialty Retail Center & Other	TSFGLA	21.000	x	2.71	x	\$1,774.51	.....\$100,987.36

### Wastewater - Regional (MWMC)

Class Code	Description	Unit Type	# of Units	x	Cost per Unit	
59	Retail	TGSF	21.000	x	\$435.08	..... \$9,136.68

### Wastewater - Local (City)

Class Code	Description	Cost per PFU	x	# PFUs	
59	Retail Trade Other	\$117.23	x	62	..... \$7,268.26

### Stormwater SDC

Impervious surface area (sq ft): 79,500 x \$0.192 (rate per sq ft) ..... \$15,264.00

### Parks SDC

Class Code	Description	Unit Type	# of Units	x	Cost per Unit	
D	Nonresidential	TGSF	21.000	x	\$364.00	..... \$7,644.00

Subtotal SDC Fees All Systems..... \$140,300.30

City Administrative Fee (9% of subtotal or \$80, whichever is higher)..... \$ 12,627.03

Total SDC Fees..... \$152,927.33

XVI. Total all fees:

Building Permit and Plan Check Fees	
Building Permit Fee .....	\$9,812.47
Building Plan Check Fee .....	\$5,694.73
Fire/Life Safety Plan Check.....	\$3,504.45
Zoning Plan Check.....	\$3,942.51
Fire Plan Check.....	\$2,628.34
Electrical Permit .....	\$3,775.93
Plumbing Permit.....	\$1,513.79
Mechanical Permit.....	\$731.56
Electrical Plan Check .....	\$1,179.98
Plumbing Plan Check.....	\$473.06
Mechanical Plan Check.....	\$424.56
Address Fee.....	\$39.24
Public Works Plan Check.....	\$855.65
Erosion Prevention Fee.....	\$95.92
Subtotal.....	\$34,672.19
Systems Development Charges.....	\$152,927.33
TOTAL .....	\$187,599.52

**International Code Council Square Foot Construction Costs** a,b,c,d,e

Group	(2009 International Building Code)	Type of Construction										
		1A	1B	IIA	IIIB	IIIA	IIIB	IV	VA	VB		
A-1	Assembly Theaters, with Stage	211.15	203.98	198.73	190.05	178.25	173.30	183.31	162.97	156.05		
A-2	Assembly, Theaters, w/o Stage	193.16	185.99	180.74	172.06	160.31	155.36	165.32	145.04	138.12		
A-2	Assembly, Nightclubs	163.22	158.56	154.17	148.00	138.96	135.24	142.52	126.06	121.36		
A-2	Assembly, restaurants, bars, banquet halls	162.22	157.56	152.17	147.00	136.96	134.24	141.52	124.06	120.36		
A-3	Assembly, churches	195.10	187.93	182.68	174.00	162.21	157.26	167.26	146.94	140.02		
A-3	Assembly, general, community halls, libraries, museums	163.81	156.64	150.39	142.71	129.91	125.96	135.97	114.63	108.71		
A-4	Assembly, arenas	192.16	184.99	178.74	171.06	158.31	154.36	164.32	143.04	137.12		
B	Business	164.76	158.78	153.49	145.97	132.45	127.63	139.92	116.43	110.93		
E	Educational	176.97	170.85	165.64	158.05	146.37	138.98	152.61	127.91	123.09		
F-1	Factory & Industrial, moderate hazard	97.87	93.28	87.66	84.46	75.44	72.26	80.79	62.17	58.48		
F-2	Factory & Industrial, low hazard	96.87	92.28	87.66	83.46	75.44	71.26	79.79	62.17	57.48		
H-1	High Hazard, explosives	91.74	87.15	82.53	78.33	70.49	66.31	74.66	57.22	N.P.		
H-234	High Hazard	91.74	87.15	82.53	78.33	70.49	66.31	74.66	57.22	52.53		
H-5	HPM	164.76	158.78	153.49	145.97	132.45	127.63	139.92	116.43	110.93		
I-1	Institutional, supervised environment	164.82	159.04	154.60	147.90	135.84	132.25	144.15	121.88	117.55		
I-2	Institutional, hospitals	277.07	271.09	265.80	258.28	243.90	N.P.	252.23	227.88	N.P.		
I-2	Institutional, nursing homes	193.00	187.02	181.74	174.22	160.98	N.P.	168.16	144.96	N.P.		
I-3	Institutional, restrained	187.72	181.73	176.45	168.93	156.64	150.82	162.87	140.63	133.13		
I-4	Institutional, day care facilities	164.82	159.04	154.60	147.90	135.84	132.25	144.15	121.88	117.55		
M	Mercantile	121.57	116.92	111.53	106.36	96.96	94.25	100.88	84.07	80.36		
R-1	Residential, hotels	166.21	160.43	155.99	149.29	137.39	133.80	145.70	123.43	119.10		
R-2	Residential, multiple family	139.39	133.61	129.17	122.47	111.23	107.64	119.54	97.27	92.94		
R-3	Residential, one- and two-family	131.18	127.60	124.36	121.27	116.43	113.53	117.42	108.79	101.90		
R-4	Residential, care/assisted living facilities	164.82	159.04	154.60	147.90	135.84	132.25	144.15	121.88	117.55		
S-1	Storage, moderate hazard	90.74	86.15	80.53	77.33	68.49	65.31	73.66	55.22	51.53		
S-2	Storage, low hazard	89.74	85.15	80.53	76.33	68.49	64.31	72.66	55.22	50.53		
U	Utility, miscellaneous	71.03	67.02	62.71	59.30	52.86	49.43	56.33	41.00	39.06		

- a. Private garages use "Utility, miscellaneous"  
b. Carports, covered porches, patios and decks use 50% "Utility, miscellaneous"  
c. Unfinished basements (all groups) = \$15.00 per sq. ft.  
d. For shell only buildings deduct 20 percent  
e. N.P. - not permitted

International Code Council - March 2011

# Manufactured Home Set Up and Accessory Structure Fees

	Established Fees				Manufactured Home Parks & Private Lots	
	City of Eugene	City Admin	State Surcharge	Total	Home Set Up	Accessory Structure
<b><u>MH/BUILDING</u></b>						
Installation permit fee on lots or in parks includes:concrete slab, code-compliant runners or foundations, elec feeder, 1st 30 lineal ft plumb connections & all cross-over connectns	330.00	29.70	43.16	402.86	X	
					X	
Accessory structures	based on value	9%	12%	--		X
Garages	based on value	9%	12%	--		X
Zoning plan review	35% of permit fees	9%		--	X	X
Addressing fee	36.00	3.24		39.24	X	
Earthquake resistant bracing system (when not installed @ set-up)	112.00	10.08	14.65	136.73		
<b><u>ELECTRICAL</u></b>						
Each service/feeder for the home	included in base permit				included in base permit	
Feeders to accessory structures	110.00	9.90	14.39	134.29		X
Add'l circuits with service or feeder	8.00	0.72	1.05	9.77	if appl	if appl
Add'l circuits w/o service/feeder (1st)	65.00	5.85	8.50	79.35	if appl	if appl
Each additional circuit	8.00	0.72	1.05	9.77	if appl	if appl
<b><u>PLUMBING</u></b>						
Minimum plumbing permit	included in base permit				if appl	if appl
Stormwater service { 1st 100' each add'l 100'	123.00	11.07	16.09	150.16	if appl	X
	54.00	4.86	7.06	65.92	if appl	if appl
Wastewater service { 1st 100' each add'l 100'	123.00	11.07	16.09	150.16	if appl	if appl
	54.00	4.86	7.06	65.92	if appl	if appl
Water service { 1st 100' each add'l 100'	98.00	8.82	12.82	119.64	if appl	if appl
	54.00	4.86	7.06	65.92	if appl	if appl
Add'l fixtures, backflow devices, etc.	based on project	9%	12%	--	if appl	if appl
<b><u>MECHANICAL</u></b>						
Gas system	based on project	9%	12%	--	if appl	
<b><u>SYSTEMS DEV CHARGES</u></b>						
*Fee shown assumes home and garage with 2000 sq. ft. living area and between 1000 and 3000 sq. ft. of building foundation area	*8942.99				X	
<b><u>PUBLIC WORKS</u></b>						
Residential Plan Review	364.00	32.76		396.76	X	
<b><u>FIRE PREVENTION</u></b>						
Residential plan review (15% of pmt fee) (for sites with limited access or limited fire flow)	Fire Prevention fees may apply based on project.					
MH set up						
Garage/Accessory Structures						

## Building Permit Fee Table

The International Code Council (ICC) Building Valuation Data Table, current as of April 1 each year, is used to calculate the project value and is based on the type of construction and proposed building use. Project value\* is then applied to the table below to determine the building permit fee.

Total Value of Construction Work	Building Permit Fees
\$1 – 2,000	\$80.00 minimum fee
\$2,001 - \$25,000	\$89.20 for the first \$2,000 plus \$7.46 for each additional \$1,000 or fraction thereof
\$25,001 - \$50,000	\$298.80 for the first \$25,000 plus \$5.60 for each additional \$1,000 or fraction thereof
\$50,001 - \$100,000	\$468.70 for the first \$50,000 plus \$3.73 for each additional \$1,000 or fraction thereof
\$100,001 and up	\$689.13 for the first \$100,000 plus \$3.12 for each additional \$1,000 or fraction thereof

Building Plan Check Fee is 65% of Building Permit Fee.

*\*Definition of valuation: the valuation to be used in computing the permit fee and plan check fee shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing , electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and other permanent work or equipment and the contractor's profit.*



## FIRE CODE FEES

Fire code specialty system fees apply to projects where special Fire or hazardous material protection systems are installed, such as fire alarm systems, paint booths or liquid and gas leak detection systems. The fees depend on the type of system installed.

### Plan Check Fees

Residential plan check fee ( <i>when residential plan review performed</i> ).....	15% of building permit fee
Commercial plan check fee ( <i>when Fire Code plan review performed</i> ).....	35% of building permit fee
Site Development Review .....	\$ 108.00
High-piled storage ( <i>includes one inspection</i> ).....	\$165.00
Medical Gas System Review ( <i>includes one inspection</i> ) .....	\$165.00
Refrigeration system review, includes leak detection system review ( <i>one inspection</i> )....	\$165.00
HazMat chemical evaluation/review (HMIS) .....	\$253.00
Emergency/evacuation plan review and evaluation.....	\$ 88.00
Commercial review for water and access .....	\$110.00
One- and two-family dwelling review for water and access .....	\$ 66.00

### Specialty System Fees

Alternate fire protection systems ( <i>one inspection</i> ).....	\$275.00
(CO <sub>2</sub> , foam, clean agent, industrial dry or wet chemical, dust explosion, water mist)	
Commercial kitchen hood suppression systems ( <i>one inspection</i> ) .....	\$275.00
Detection systems; liquid and gas leak systems; and fire and explosion detection systems ( <i>one inspection</i> ).....	\$275.00
Emergency generators ( <i>one inspection</i> ).....	\$275.00
Hazardous materials, highly toxic and toxic chemical supply and drainage systems, HPM tools and systems, and cryogenic systems ( <i>one inspection</i> ) .....	\$386.00
Paint booths - includes reviews for any spray coating, dry or liquid, and application process, such as powder coating. Does <u>not</u> include fire protection system review. ( <i>one inspection</i> ) .....	\$275.00 ea
Propane tanks exceeding 125 water gallons ( <i>one inspection</i> ).....	\$ 68.00
Private water mains and hydrant systems ( <i>two inspections</i> ) .....	\$350.00
Fire pump ( <i>one inspection</i> ).....	\$250.00
Standpipe, with or without combination system ( <i>includes plan review &amp; inspection</i> ).....	\$250.00
Water storage tanks ( <i>one inspection</i> ).....	\$330.00
Tank installation, above- and underground fuel tanks .....	\$300.00
Tanks abandoned in place, fuel tanks .....	\$138.00
Underground fuel tank removal .....	\$138.00
Each additional tank on same premises .....	\$ 55.00

**Fire Alarm System Fees**

Plan review for new construction up to three floors .....	\$200.00
Additional fee per floor above level three.....	\$ 50.00
Plan review for additions to existing structures.....	\$175.00
Plan review for tenant improvement projects.....	\$125.00
Fire alarm system permit fee .....	\$1.00 per device, maximum \$250.00
Devices include FACU, power modules, monitoring or supervisory devices, indicating and initiating devices, relays, etc. Fee does <u>not</u> include inspections.	

**Fire Sprinkler Fees**

Plan review for new construction up to three floors .....	\$200.00
Additional fee per floor above level three.....	\$ 50.00
Plan review for additions to existing structures.....	\$175.00
Plan review for tenant improvement projects.....	\$150.00
Commercial fire sprinklers, 13 and 13R systems .....	\$1.00 per sprinkler, max. \$500.00
(Fee does <u>not</u> include inspections)	
Residential Fire Suppression Systems (based on area of residential structure)	
up to 2,000 square feet.....	\$340.00
2,001 to 3,600 square feet.....	\$367.00
3,601 to 7,200 square feet.....	\$407.00
over 7,200 square feet.....	\$462.00

**Fire Code Inspections**

Unless otherwise indicated, Fire Code inspections are a separate charge. Contact Permit Center staff for more information.

# FIRE/LIFE SAFETY PLAN CHECK FEES

Fire/life safety plan check fees are in addition to the structural plan check fees. Fire/life safety plan check fees are collected at the time of permit issuance. This fee is 40% of the structural permit fee prior to the City Administrative fee and State surcharge. The code analyst will determine when fire/life safety plan check fees apply according to the Oregon Structural Specialty Code section 106.3.3.2.

## OCCUPANCIES TO BE REVIEWED:

1. Group A Occupancies.
2. Group B Occupancies over 4,000 square feet (372 m<sup>2</sup>) or more than 20 feet (6096 mm) in height or with a basement.
3. Group E Occupancies.
4. Group F Occupancies over 4,000 square feet (372 m<sup>2</sup>) or more than 20 feet (6096 mm) in height or with a basement.
5. Group H Occupancies of 1,500 square feet (139 m<sup>2</sup>) or more than one story or 20 feet in height or with a basement.
6. Group I Occupancies.
7. Group M Occupancies over 4,000 square feet (372 m<sup>2</sup>) or more than 20 feet (6096 mm) in height, or with a basement.
8. Group R, Division 1,2 and 4 Occupancies over 4,000 square feet (372 m<sup>2</sup>) or more than 20 feet (6096 mm) in height or with a basement over 1,500 square feet (139 m<sup>2</sup>).
9. Group S, Divisions 1,2,3, and 4 Occupancies over 4,000 square feet (372 m<sup>2</sup>) or more than 20 feet (6096 mm) in height or with a basement.
10. Group S, Division 5 Occupancies over 9,000 square feet (836 m<sup>2</sup>) or more than 20 feet (6096 mm) in height or with a basement over 1,500 square feet (139 m<sup>2</sup>).
11. Group SR Occupancies.
12. Group U Occupancies over 4,000 square feet (372 m<sup>2</sup>) or more than 20 feet (6096 mm) in height or with a basement.

## OSSC Occupancy Types - the definitions below are from OSSC Chapter 3:

- Group A:** shall include the use of a building or structure, or a portion thereof, for the gathering together of 50 or more persons for purposes such as civic, social or religious functions, recreation, education or instruction, food or drink consumption, or awaiting transportation. A room or space used for assembly purposes by less than 50 persons and accessory to another occupancy shall be included as a part of that major occupancy.
- Group B:** shall include buildings, structures, or portions thereof, for office, professional or service-type transactions, which are not classified as Group H Occupancies. Such occupancies include occupancies for the storage of records and accounts, and eating and drinking establishments with an occupant load of less than 50.
- Group E:** Any building or structure used by 6 or more persons at any one time for educational purposes through the 12th grade.
- Group F:** shall include the use of a building or structure, or a portion thereof, for assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair or processing operations that are not classified as Group H Occupancies.

- Group H:** shall include buildings or structures, or portions thereof, that involve the manufacturing, processing, generation or storage of materials that constitute a high fire, explosion or health hazard.
- Group I:** *Division 1* - Buildings or structures housing more than 16 persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment that provides personal care. The occupants are capable of responding to an emergency situation without assistance.  
*Division 2* - Buildings or structures used for medical, surgical, psychiatric, nursing, health or custodial care on a 24-hour basis of more than 5 persons who are not capable of self-preservation.  
*Division 3* - Buildings or structures that are inhabited by more than 5 persons who are under restraint or security.  
*Division 4* - Buildings or structures occupied by persons of any age who receive custodial care for less than 24 hours by individuals other than parents or guardians, relatives by blood, marriage or adoption. (See OSSC 308 for exceptions)
- Group M:** shall include buildings, structures, or portions thereof, used for the display and sale of merchandise, and involving stocks of goods, wares or merchandise incidental to such purposes and accessible to the public.
- Group R:** *Division 1* - Hotels, motels and boarding houses where the occupants are primarily transient in nature.  
*Division 2* - Hotels, apartment, motels dormitories and boarding houses where the occupants are primarily non-transient in nature.  
*Division 3* - Dwellings and lodging houses where the occupants are permanent in nature and not classified as an R-1, 2 or 4.  
Adult foster homes as defined in ORS 443.705(1).  
*Division 4* - Residentially used buildings arranged for occupancy as residential care/assisted living for more than 5 and less than 16.
- Group S:** shall include the use of a building or structure, or portion thereof, for storage not classified as a hazardous occupancy.  
*Division 1* - Moderate hazard storage  
*Division 2* - Low hazard storage; noncombustible materials.
- Group SR:** shall include special residences where personal care is administered in buildings or portions thereof that are licensed by, or are subject to licensure by, or under the authority of the Department of Human Resources (DHR) under ORS Chapter 418 or 443, or any other state agency.  
*Division 1* - A building, or part thereof used for the lodging, boarding and personal care of residents for more than 16 residents.  
*Division 2* - Special residence uses for more than 5 who may require assisted self-preservation.  
*Division 3* - Special residential use for 5 or fewer.
- Group U:** Private garages, carports, sheds, and agricultural buildings.  
Fences over 6 feet (1829 mm) high, tanks, and towers.

## **FIRE CODE PLAN CHECK FEES**

Fire code plan check fees are in addition to other plan check fees and apply to commercial and residential developments, additions, and alterations reviewed or inspected by the fire prevention staff. Fire code plan check fees are based on a percentage of the structural permit fee prior to the addition of the City Administrative Fee or State Surcharge—15 percent for one- and two-family dwellings and 35 percent on all other structures. This fee was adopted to generate revenues to cover the cost of plan check and inspections by the Deputy Fire Marshal. The code analyst will determine when fire code plan check fees are applicable.

# ZONING/LAND USE FEES

Zoning/land use plan check fees are in addition to other plan check fees. Zoning/land use plan check fees are collected at the time of permit issuance. The Commercial plan review fee is 45 percent of the building permit fee prior to the addition of the City Administrative Fee and State surcharge. The residential plan review fee is 35 percent of the building permit fee prior to the addition of the City Administrative Fee and State surcharge. Residential projects with the zoning overlays listed below\* are charged an additional surcharge due to more complex requirements and more extensive review. The Land Use Management staff will determine when zoning/land use plan check fees apply for commercial projects. Plan check staff will determine when it is applicable on residential projects. The zoning/land use plan check fee applies to all submittals where it is necessary that staff determine compliance with the Eugene Code Chapter 9.

Example items that may be reviewed:

1. Residential (1-2 Family): yard setbacks, solar ordinance, allowable height, Planned Unit Development conditions, and Site Review conditions.
2. Manufactured Dwellings: yard setbacks, solar ordinance, flood hazard, and compliance with section 9.386 (16) of the Eugene Code.
3. Commercial: permitted use, setbacks, solar ordinance, allowable height, parking requirements, buffering, Site Review conditions, historic concerns, and Conditional Use compliance..

## Special Development Standards Review

This fee, assessed at an hourly rate, includes, but is not limited to projects located on properties

- with a ***zoning overlay***;
- with ***special development standards*** applied through an approved land use application;
- that have ***non-conforming use or structure issues***;
- with ***an historic designation***;
- with ***zoning that requires unique development standards***;
- if any ***document is required to be recorded*** to address zoning issues.

## LAND USE, ZONING & SIGN FEES

### Zoning Fees

Commercial zoning plan check .....	45% of building permit fee when plan review is performed
Residential zoning plan check.....	35% of building permit fee when plan review is performed
Residential surcharge for following zoning overlays .....	\$ 80.00 (Zoning overlays assessed surcharge: /PD, Planned Unit Development; /SR, Site Review; /ND, Nodal Development; /WP Waterside Protection; /WB, Wetland Buffer; and /TD, Transit-Oriented Development.)
Zoning inspection .....	\$ 88.00/hr, \$284 max.

### Sign Plan Check and Permit Fees\*

#### Sign Plan Check:

Signs up to 32 sq. ft.....	\$ 63.00
Signs over 32 sq. ft. but below 100 sq. ft. ....	\$106.00
Signs 100 sq. ft. or more but below 200 sq. ft.....	\$158.00
Billboards and signs 200 sq. ft. or above (per sign face).....	\$265.00

#### Sign Permit - Sign Code Requirements:

Signs up to 32 sq. ft (per sign) .....	\$ 106.00
Signs over 32 sq. ft. but below 100 sq. ft (per sign).....	\$ 211.00
Signs 100 sq. ft. or more but below 200 sq. ft. (per sign) .....	\$ 528.00
Billboards and signs 200 sq. ft. or above (per sign face).....	\$1056.00

#### Sign Permit – Building Code Requirements:

Wall sign building permit (maximum of one inspection)	
\$60 sign fee + 65% plan review fee of \$39. ....	\$ 99.00
Pole sign building permit (maximum of two inspections)	
\$120 sign fee + 65% plan review fee of \$78 .....	\$ 198.00

\*All sign fees subject to 9% City Administrative fee; in addition, sign fees that include a building permit are assessed the 12% State surcharge.

## OTHER LAND USE FEES

### Department of Environmental Quality, Department of Motor Vehicles and Oregon Liquor Control Commission Review

New .....	\$ 88.00
Renewal .....	\$ 44.00

#### Variances (does not include recording fee)

Noise (for variance described in EC 6.755) .....	\$605.00
Sign .....	\$605.00
Zoning.....	\$605.00

#### Zoning Verifications

Zoning Verification.....	\$ 88.00/hr (\$ 44.00 minimum)
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**Cell Tower Consultant Fee** (deposit at time of application) .....\$525.00  
Total assessment will be based on City's actual cost to retain consultant.

# ELECTRICAL FEES

## Residential – Single Family or Duplex per Dwelling Unit (includes attached garage)

### Service Included:

1000 square feet or less .....	\$	200.00
Each additional 500 square feet or portion thereof .....	\$	46.00
Each Limited Energy Installation .....	\$	46.00
Each Manufactured or Modular Dwelling Service or Feeder .....	\$	100.00

### Services or Feeders

#### Installation, Alteration, or Relocation

200 amps or less .....	\$	110.00
201 amps to 400 amps .....	\$	140.00
401 amps to 600 amps .....	\$	200.00
601 amps to 1000 amps .....	\$	305.00
over 1000 amps or volts .....	\$	615.00
Reconnect only .....	\$	72.00

### Temporary Services or Feeders

#### Installation, Alteration, or Relocation

200 amps or less .....	\$	90.00
201 amps to 400 amps .....	\$	110.00
401 amps to 600 amps .....	\$	184.00
601 amps to 1,000 amps .....	\$	305.00
Over 1,000 amps or volts .....	\$	615.00

### Branch Circuits

#### New, Alteration, or Extension (Per Panel)

**With** the purchase of a service or feeder

Per branch circuit .....	\$	8.00
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**Without** the purchase of a service or feeder

First branch circuit .....	\$	65.00
Each additional circuit .....	\$	8.00

### Miscellaneous (Service or Feeder NOT included)

Each pump or irrigation circle .....	\$	72.00
Each sign or outline lighting .....	\$	72.00
Signal circuit(s) or a limited energy panel, alteration or extension .....	\$	72.00

### Master Permit Program

Minimum charge, one hour .....	\$	88.00/hr
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## Plan Check Fees

A 35% plan check fee\* is required with installations involving one or more of the following:

- A service or feeder beginning at 400 Amps where the available fault current exceeds 10,000 Amps at 150 Volts or less to ground or exceeds 14,000 Amps for all other installations
- Installations of a 75 KVA or larger separately derived system as defined in Article 100 of the National Electric Code (NEC)
- Addition of a new motor load of 100 HP or more
- Fire pump installations as defined in Article 695 of the NEC
- Emergency systems installations as defined in Article 700 of the NEC
- A service or feeder rated at 600 Amps or over
- More than 600 supply volts nominal
- More than three stories in height
- Six or more residential units in one structure
- An "A" (Assembly) occupancy, "E" (Educational) occupancy or "I-2" or "I-3" (Institutional) occupancy as defined in the adopted OSSC
- Any of these special occupancies as described in Chapter 5 of the NEC adopted by the board in OAR 918-305-0100: (a) Hazardous (Classified) locations as defined in Articles 500 to 516; (b) Installations in patient care areas of health care facilities as defined in Article 517; (c) Agricultural buildings used for commercial purposes; (d) Floating buildings as defined in Article 553; (e) Marinas and boat yards as defined in Article 555; (f) Recreational Vehicle Park. A new recreational vehicle park or any addition or alteration to an existing park.

*\*Calculated on the base electrical permit fee before the City Administrative Fee or State Surcharge is added. The City Administrative fee is added to the plan check fee.*

## New Residential - Single or Multi-Family

Fees for new residential buildings cover the service, feeders, and all branch circuits for each unit. The square footage of an attached garage is to be included. Detached garages and accessory buildings are not considered part of the residential unit and fees are based on the method of supplying power, except as outlined below. If power is supplied to the detached building in the form of one branch circuit and the building is constructed at the same time as the house, then the square footage is included with the house. For manufactured dwellings one service is included in the base permit if meter is located on home. If the meter is located on a pole or accessory structure, then one service plus a feeder is charged (service to pole/accessory and feeder to home).

## Limited Energy

The limited energy permit covers all limited energy type systems in residential occupancies when installed at the same time by the permittee. No limited energy permit is required if the original permittee installs the wiring for doorbells, garage door openers, and HVAC wiring. Installation such as antenna wire, stereo wire, computer wire, and alarm wire done by other contractors require separate permits and fees.

## Service or Feeder

- ☐ For buildings with a master service, such as an office building, compute fees by the service (amps), feeders (amps), and branch circuits (each). If there is more than one service, each service is charged separately along with its related feeders and branch circuits.
- ☐ Reconnection fees apply when the service was disconnected for repair or disconnected by the utility company and no change in service capacity or location was made. This also includes replacement of a meter base, service mast, service panel or sub-panel.

## Branch Circuits

With purchase of a service or feeder branch circuits are charged by their "each additional" rate.

**NOTE:** A 9% City Administrative Fee added to the permit fees and the 12% State surcharge is added to the total.

# PLUMBING FEES

## Cost Each

### New One or Two Family Dwelling\*

One bathroom (includes first 100 ft. of water, storm & sewer service).....	\$ 440.00
Two bathroom (includes first 100 ft. of water, storm & sewer service).....	\$ 590.00
Three bathroom (includes first 100 ft. of water, storm & sewer service).....	\$ 660.00
Each add'l bathroom (above 3) & Kitchen (above 1) .....	\$ 176.00

\*Base permit fee for new one- and two-family dwellings includes: kitchen, hose bibs, icemakers, underfloor low-point drains, and rain drain packages that include piping, gutters, downspouts, and perimeter systems.

### Commercial, Industrial and Multi-Family Residential Permits and Fees for Alterations to Existing One- or Two-Family Dwellings Systems

Each fixture.....\$20.00\*\*

\*\*Fixtures include: water closet, lavatory, tub/shower, sink, bidet, laundry tubs, disposal, dishwasher, clothes washer, water heater, floor sink/drain, through drain, drinking fountain, hose bib, sump pump/ejector, urinal, roof drain/overflow, catch basin, interceptor/grease trap, dental units, receptors.

### Sanitary and Storm Services

First 100 feet.....	\$123.00
Each Additional 100 feet or fraction thereof .....	\$54.00

### Water Services

First 100 feet.....	\$98.00
Each Additional 100 feet or fraction .....	\$54.00

### Miscellaneous

Septic tank removal or fill .....	\$54.00
Solar Units (potable water) .....	\$76.00
Reverse Plumbing .....	\$54.00
Removal, Abandonment or Cap Off of Fixtures as Listed Above.....	\$10.00 per fixture
Medical Gas System***	

\*\*\*Calculated by the total value of system equipment and installation costs, including but not limited to, inlets, outlets, fixtures and appliance.

Medical gas system .....\$80.00 minimum fee\*\*\*\*

\*\*\*\*Apply the value of work to the medical gas system permit fee table on page 31

**\*\*Note: The minimum fee for issuing a plumbing permit is \$80.00.**

## **Plumbing Fees continued...**

### **Plumbing Plan Check Fees**

Plumbing permits have a 35 % plan check fee when applicable. This percent is applied before adding the City's administrative fee or State surcharge to the permit fee. There is a 9% City Administrative fee on the plan check fee. Plan check is required for installations involving any of the following:

- A commercial building with installation, alteration or addition of six or more new plumbing fixtures, excluding water heaters
- Medical gas and vacuum systems for health care facilities providing service to human beings
- Plumbing installations, alterations or additions to food service facilities where new plumbing fixtures are being installed
- The building is more than three stories in height
- The building contains more than two residential units
- Any new exterior plumbing site utilities, when required
- Any NFPA 13-D multipurpose fire sprinkler system

The plan check fee for Fat, Oil and Grease Removal Equipment is \$80.

### **New One or Two family Residential**

Base permit fee for new one- and two-family dwellings includes: kitchen, hose bibs, icemakers, underfloor low-point drains, and rain drain packages that include piping, gutters, downspouts, and perimeter systems.

### **Commercial/Multifamily Units**

Fees are based on the total number of fixtures.

### **Solar Units**

Fees include the installation of any solar unit connected to the potable water.

### **Reverse Plumbing**

Fees are applicable when a building is connected to the sanitary sewer for the first time and the plumbing under the building needs to be re-routed.

### **Miscellaneous**

A 9% City Administrative Fee is added to permit fees. There is a 12% State Surcharge added to the total.

## Medical Gas System Permit Fee Table

The total value\* of system equipment and installation costs, including but not limited to inlets, outlets, fixtures and appliances is used to calculate the medical gas system permit fee.

Total Value of Construction Work	Medical Gas System Permit Fees
\$1 – 2,000	\$80.00 minimum fee
\$2,001 - \$25,000	\$89.20 for the first \$2000 plus \$7.46 for each additional \$1,000 or fraction thereof
\$25,001 - \$50,000	\$298.80 for the first \$25,000 plus \$5.60 for each additional \$1,000 or fraction thereof
\$50,001 - \$100,000	\$468.70 for the first \$50,000 plus \$3.73 for each additional \$1,000 or fraction thereof
\$100,001 and up	\$689.13 for the first \$100,000 plus \$3.12 for each additional \$1,000 or fraction thereof

# COMMERCIAL MECHANICAL FEES

Commercial, Industrial and Multi-Family Residential fees for mechanical equipment are calculated using the total value of mechanical construction work.

The minimum fee is \$80.

**Note:** Commercial projects must have mechanical equipment costs listed separately from all other project costs at the time of submittal.

There is a 9% City Administrative fee on permit fees. The 12% State Surcharge Fee is added to the total.

## Commercial Mechanical Permit Fee Table

The total value\* of mechanical construction work is used to calculate the commercial mechanical permit fee.

Total Value of Construction Work	Mechanical Permit Fees
\$1 – 2,000	\$80.00 minimum fee
\$2,001 - \$25,000	\$89.20 for the first \$2,000 plus \$7.46 for each additional \$1,000 or fraction thereof
\$25,001 - \$50,000	\$298.80 for the first \$25,000 plus \$5.60 for each additional \$1,000 or fraction thereof
\$50,001 - \$100,000	\$468.70 for the first \$50,000 plus \$3.73 for each additional \$1,000 or fraction thereof
\$100,001 and up	\$689.13 for the first \$100,000 plus \$3.12 for each additional \$1,000 or fraction thereof

Mechanical Plan Check Fee is 65% of Mechanical Permit Fee.

*\*Definition of valuation: the valuation to be used in computing the permit fee and plan check fee shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing , electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and other permanent work or equipment and the contractor's profit.*

# RESIDENTIAL MECHANICAL FEES

**Note:** There is an \$80 minimum permit fee for residential mechanical permits. This fee is in *addition* to itemized fees.

<b>Mechanical Equipment*</b>	<b><u>Cost Each</u></b>
Clothes dryer, exhaust fan, kitchen hood, water heater vent.....	\$17.00
Fuel burning (includes vents, chimney, flues, etc.) .....	\$34.00
All others .....	\$23.00
 <b>Gas Piping System</b> (new or altered)	
Any number of outlets .....	\$ 18.00
<b>Alteration to mechanical equipment or system</b> .....	\$ 21.00

*\*Mechanical equipment for one and two family dwellings includes, but is not limited to: wood stove; fireplace insert; furnace and its attached add-ons (e.g., cooling coil and air filter); pellet stove; heat pump condenser unit; log lighter; portions of boiler not regulated by the State; pool heater; sauna; solar energy system.*

*Mechanical equipment for one and two family dwellings included in the base fee: filter; volume damper; fresh air intakes; water heater regulated by plumbing code; duct work; control units or thermostats or other similar equipment.*

**Note:** There is a 9% City Administrative Fee on permit fees. The 12% State Surcharge Fee is added to the total.

# PUBLIC WORKS PLAN REVIEW & PERMIT FEES

The following is a list describing Public Works plan review and permit fees, which became effective in November 2010 through adoption of an Administrative Order amending the construction and development fee schedule. For a list of the fee amounts, see the **Public Works Fees** sheet following this section. Fees have been updated to reflect changes effective **November 1, 2010**.

## STANDARD PLAN REVIEW

### *New Residential Review*

This fee applies to permits for all new single-family and duplex dwellings. The fee covers standard Public Works review activities, including sidewalk and one driveway review and inspection, wastewater review, stormwater review, review of encroachments into rights-of-way and public easements, flood plain determination (additional fee and permit is required for sites within a Special Flood Hazard Area), and review for wetland issues. An additional fee will be charged for review and inspection of any additional driveway approach. Additional fees may also be assessed if additional right-of-way permits, private easements, or stormwater management systems are necessary.

### *Residential Additions/Alterations*

This fee applies to permits for all additions and alterations to single-family or duplex dwellings. The fee covers standard Public Works review activities including wastewater review, stormwater review, review of encroachments into rights-of-way and public easements, flood plain determination (additional fee and permit is required for sites within a Special Flood Hazard Area), and review for wetland issues. If construction of a sidewalk or driveway approach within public right-of-way is required or proposed, additional fees will be charged for those items. Fees may also be assessed if additional right-of-way permits, private easements, or stormwater management systems are necessary.

### *New Commercial*

This fee applies to permits for all new commercial structures, which includes triplexes and multi-family housing. The fee covers standard Public Works review activities including sidewalk and driveway review and inspection, wastewater review, stormwater review, review of encroachments into rights-of-way and public easements, flood plain determination (additional fee and permit is required for sites within a Special Flood Hazard Area), and review for wetland issues. One driveway approach and the first 400 square feet of sidewalk are included in the fee. Additional fees will be charged for additional sidewalk or driveway approaches. Fees may also be assessed if additional right-of-way permits, private easements, or stormwater management systems are necessary.

### *Commercial Additions/Alterations*

This fee applies to permits for all additions and alterations to structures which are not single-family or duplex dwellings, which includes triplexes and multi-family housing. The fee covers standard Public Works review activities for add/alts including wastewater review, stormwater review, review of encroachments into rights-of-way and public easements, flood plain determination (additional fee and permit is required for sites within a Special Flood Hazard Area), and review for wetland issues. If construction of a sidewalk or driveway approach within public right-of-way is required or proposed, additional fees will be charged for those items. Fees may also be assessed if additional right-of-way permits, private easements, or stormwater management systems are necessary.

### *Limited Development/Grading and Fill Permits*

This fee is charged for grading and fill permits requiring review by Public Works staff. The issues reviewed for include impacts to wetlands, open waterways, Special Flood Hazard Areas, public utility easements and rights-of-way. The Limited Development fee is also charged for review of projects by Public Works staff for which the full scope of review under other plan review types is not applicable.

## SPECIALTY AND RIGHT-OF-WAY PERMIT REVIEW ITEMS

### *Flood Plain Development Permit*

A Floodplain Development Fee will be charged when any construction activity is proposed within a Special Flood Hazard Area, including grading, fill, paving, and placement of structures such as fences, bridges, buildings, etc. (See fee sheet for details)

### *Stormwater Management Facility review*

This fee is charged for the review of private Stormwater Management Facilities not designed using the simplified method (Form SIM) or a pre-approved facility design provided by the City of Eugene. These facilities may be designed to provide a destination for, or required treatment of, stormwater runoff.

### *Private Easement Review*

This fee will be charged when a private, recorded easement is required for a Public Works review item, often in conjunction with a plumbing permit or shared access connection. This review is to insure that an easement meets basic Public Works requirements, and should not be considered a complete review of the legal validity of any easement.

### *Sidewalk Review*

These fees are for stand-alone sidewalk permits. A permit is not required for the repair of 30 lineal feet or less of sidewalk previously built to City standards. The per-square-foot fee will be added to permits for new commercial buildings for additional sidewalk over 400 square feet. (See fee sheet for details)

### *Access Connection (Driveway Approach) Review*

These fees are for access connections not included with the review of a new residential or commercial structure. Included in this category are stand-alone permits for construction of a new approach, repair of an existing approach, or construction of additional approaches past the first that is included in the permit for a new residential or commercial building. (See fee sheet for details)

### *Building Move*

This fee is assessed for **each structure** moved over public rights-of-way.

### *Right-of-Way Use*

These fees are charged for temporary uses of the right-of-way. Examples include construction staging and block parties.

### *Right-of-Way Excavation*

This permit is for excavation within the right-of-way by private contractors. Work by franchised utilities, Privately Engineered Public Improvements, and Capital Projects are subject to separate permitting processes through the Maintenance or Engineering divisions of the Public Works Department.

### *Revocable Permit*

A revocable permit may be required for the placement of private facilities within public right-of-way or a public utility easement.



# PUBLIC WORKS FEES

	<u>Cost Each</u>
<b><u>STANDARD PLAN REVIEW</u></b>	
New Single Family Dwelling or Duplex	364.00
Residential Additions or Alterations to Existing Structures	118.00
New Commercial Structures	785.00
Commercial Additions or Alterations to Existing Structures	420.00
Limited Development/Grading & Fill Permits	68.00
<b><u>SPECIALTY &amp; RIGHT-OF-WAY PERMIT REVIEW</u></b>	
Floodplain and Floodway Fees	(see Floodway/Floodplains Fee Chart)
Stormwater Management Facility Review (non-simplified design)	238.00
Private Easement	112.00
Sidewalk	
Residential (w/out building permit)	223.00
Commercial (w/out building permit; first 400 sq.ft.)	223.00
Additional (commercial only)	+0.11/sq ft over 400 sq ft
Repair/replace sidewalk previously built to City standards	143.00
Access Connection/Driveway Approach	
Residential (w/out building permit)	162.00
Commercial (w/out building permit)	219.00
Each additional access connection beyond first w/building permit	75.00
Repair of access connection previously built to City standards	112.00
Building Move (per structure)	548.00
Temporary Right-of-Way Use (minimum fee)	52.00
Weekly (per sq. ft./week)	0.04
Monthly (per sq.ft./month) for first 6 months	0.15
Long -term (per sq.ft./month) for each add=1 month after first 6 months	0.05
Block party (with street closure) for first day	84.00
for each additional day	28.00
Right-of-Way Excavation	
Without impacts to trees or involving pavement cuts	150.00
With impacts to trees or involving pavement cuts	448.00
Curb core cuts	46.00
Revocable Permit	
Requiring a recorded agreement	536.00
Not requiring a recorded agreement	187.00
Dye Test	35.00

Note: There is a 9% City Administrative Fee added to Public Works Fees

# Floodplain and Floodway Fees

**Floodplain Development Permit Without Buildings** ..... \$ 44.00

*Assessed for fill, grading and other non-building-related development within the Special Flood Hazard Area (SFHA). This fee includes structures such as fences, retaining walls, bridges, paving, etc. (Additional fees will apply for development work within the Floodway, or work that includes a Watercourse Alteration within the SFHA).*

**Floodplain Development With Buildings (per building)** ..... \$220.00

*Assessed for review of an elevation or floodproofing certificate, other building-related floodplain requirements, and other structural development within the Special Flood Hazard Area (SFHA). (Additional fees will apply for development work within the Floodway, or work that includes a Watercourse Alteration within the SFHA).*

**Watercourse Altercation** ..... \$485.00

*Assessed for alteration or relocation of any watercourse within the Special Flood Hazard Area (SFHA). Watercourses include those identified on adopted Flood Insurance Rate Map (FIRM) and any waterways or other bodies of water which convey public stormwater. (Routine maintenance activities such as vegetation management and sedimentation removal are not considered watercourse alterations).*

**Floodway Development (minor)** ..... \$132.00

*Assessed for minor grading, fill or other development within the Floodway that either results in less than two cubic yards of fill or development which does not increase the native ground elevation at ANY point. Development in the Floodway is required to meet additional flood-related requirements. (This fee is in addition to the appropriate Floodplain Development permit fee).*

**Floodway Development** ..... \$396.00

*Assessed for grading, fill and all other development within the Floodway. Development in the Floodway is required to meet additional flood-related requirements. (This fee is in addition to the appropriate Floodplain Development permit fee).*

# EROSION PREVENTION PERMIT FEES

## Erosion Prevention Plan Check/ Permit Fees

Individual New Residential .....	\$	275.00
Individual Residential Addition .....	\$	165.00
Individual New Commercial		
Site less than one acre .....	\$	385.00
Site one acre or larger .....	\$	825.00
Individual Commercial Addition .....	\$	220.00
Individual Utility .....	\$	220.00
Umbrella Permit* .....	\$	825.00+
+Sensitive Lot Fee ( <i>designated pursuant to R-6.645-E</i> ) .....	\$	176.00/lot
+Non-sensitive Lot Fee.....	\$	88.00/lot
Annual Permit		
per year .....	\$	1500.00
per hour.....	\$	80.00

## Annual Compliance Fee

Billed annually until permit is closed ..... 50% of original permit fee

## Non-permitted Site Fee\*\*

Assessed on new residential, new commercial, residential and commercial additions, excavation/grading and site development permits that do require erosion permits per hour     \$ 88.00

## ODEQ 1200-C Permit Fee

The amount of the 1200-C Permit (which is currently \$50.00) is established by the Oregon Department of Environmental Quality and is assessed on projects of 1 acre or more. The 1200-C Permit fee is subject to change by ODEQ and is collected by the City and passed through to ODEQ.

*\*Permit for multiple construction activities on the same parcel of land that are proposed in connection with a development, including private infrastructure, structures and other site improvements.*

*\*\*Erosion prevention fees are charged to all projects that will impact the soil on the construction site, such as new buildings and additions that will increase the footprint of the existing structure; the Non-permitted site@ fee is charged for projects that do not require a separate erosion prevention permit.*

*Note: There is a 9% City Administrative Fee added to Erosion Prevention Permit Fees*

# Systems Development Charges

**Systems Development Charges (SDCs):** Fees that are generally collected when expansion, new development, or an intensification of use occurs on property served by City infrastructure. The fees are used to fund the non-assessable portion of the construction of infrastructure (wastewater, stormwater, transportation, and park facilities) needed to support growth in the community and to recoup a portion of the community's investment in the infrastructure already in place.

**Parks SDC:** A funding source for the public cost to acquire and/or develop park land and related special use facilities as well as to improve existing park facilities and accesses.

**Stormwater SDC:** A funding source for the public cost to acquire rights-of-way and to construct, expand, and rehabilitate stormwater infrastructure including facilities such as large diameter pipes, drainage ways, catch basins, and culverts.

**Transportation SDC:** A funding source for the public cost to acquire rights-of-way and to construct, expand and rehabilitate arterial and collector street infrastructure including intersections, traffic signals, street lights, bridges, and off-street bicycle paths.

**Wastewater SDC (local component):** A funding source for the public cost to acquire rights-of-way and to construct, expand, and rehabilitate wastewater infrastructure including large diameter pipes, pump stations, and pressure lines.

**Wastewater SDC (regional component):** The regional Metropolitan Wastewater Management Commission (MWWC) SDC reimburses the community's investment in the regional treatment plant's reserve capacity for development within the Urban Growth Boundary and is a funding source for the cost of capital improvements to enhance the treatment plant's capacity.

## Potential SDC Credits

**Public Improvement Credit:** Credit provided for privately constructed capital improvements to serve a property and that meet specific criteria for capacity-related improvements that would otherwise have to be constructed with SDC funds.

**Previous Payment or Use:** Credit provided for developments (e.g. structure, impervious area) for which the previous use (including demolition), or previous payment can be verified and for which a credit has not been previously given. Examples of previous payments include a local wastewater levy and property taxes used to finance the regional wastewater treatment plant.

**Impact Reduction:** Credit provided for City-approved privately constructed improvements or privately instituted programs in connection with the development which will reduce the demand from that development for future construction of identifiable capital improvements.

## System Development Charge Rates Effective January 1, 2012

For information regarding Water SDCs, contact the Eugene Water & Electric Board (EWEB), at (541) 484-2411.

System	1 & 2 Family	Multifamily	Mfg Home Park	Nonresidential
Transportation	\$1,774.51 cost per trip x number of units x 1.01 trip rate	\$1,774.51 cost per trip x number of units x 0.58 trip rate	\$1,774.51 cost per trip x number of units x 0.58 trip rate	\$1,774.51 cost per trip x number of units x trip rate for specific development type*
Wastewater (Local)	(\$387.72 x number of DUs + (\$0.094 x living area (sq ft))	(\$387.72 x number of DUs + (\$0.094 x living area (sq ft))	(\$387.72 x number of DUs + (\$0.094 x living area (sq ft))	Number of PFUs x rate for specific development type*
Wastewater (MWWC)	\$1,522.79 x number of DUs	\$1,305.25 x number of DUs	\$1,305.25 x number of DUs	Number of FEUs x rate for specific development type*
Stormwater**	Small = ( $\leq$ 1,000 sq ft) = \$345.60 x number of DUs	\$0.192 x Actual Impervious Surface Area (sq ft)	(Number of Spaces x \$323.33) + (Total Impervious Surface Area x \$0.192)	\$0.192 x Actual Impervious Surface Area (sq ft)
	Medium = (> 1,000 & < 3,000 sq ft) = \$556.80 x number of DUs			
	Large = $\geq$ 3,000 sq ft = \$0.192 x actual impervious surface area (sq ft)			
Parks	Number of DUs x rate per residential development type*	\$2,376.00 x number of DUs	\$3,045.00 x Number of Spaces	Based on specific unit of measure and rate per development type*
DU = Dwelling Unit		PFU = Plumbing Fixture Unit		FEU = Flow Estimation Unit
* Transportation, local/regional wastewater, and parks SDC rate tables are available at <a href="http://www.eugene-or.gov/SDC">www.eugene-or.gov/SDC</a> . ** The impervious surface area includes any hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from conditions pre-existing to development. Common impervious surfaces include, but are not limited to, rooftops, walkways, driveways, parking lots, or concrete or asphalt surfaces. 1 & 2 family stormwater categories are based on the size of building footprint which is defined as the first floor area plus attached or detached garage or carport. The stormwater SDC for a duplex is calculated as two times the appropriate stormwater SDC flat rate of either a Small or Medium residential category. Duplex units equal to or over 3,000 sq ft each are treated as Large residential.				

Note that SDC fees paid are not refundable (or, in the case of an existing SDC agreement to pay SDCs in installments, the agreement terms may not be adjusted), regardless of method of payment except when partially refunded for cancellation or expiration of an active permit, or a change of design is approved for an active permit that results in a less intense use of the property.

- **Contact Engineering Staff at the City's Permit & Information Center (PIC)**
  - Located in the Atrium Building at 99 West 10<sup>th</sup> Avenue
  - Available in person or by phone (541) 682-8400
  - PIC hours of operation: 9am – 5pm, Monday - Friday
- **Visit the City's SDC internet web page at [www.eugene-or.gov/SDC](http://www.eugene-or.gov/SDC) with links to:**
  - SDC Fact Sheet
  - SDC Methodologies Document
  - SDC Rates and Worksheets
  - SDC Frequently Asked Questions (FAQs)
  - Other SDC information and updates

## Assigned Transportation SDC Trip Generation Rates

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The City's adopted SDC methodology provides for alternate transportation trip rates to be assigned as best available information in the case that a trip rate is published prior to an administrative modification to the Transportation Trip Rate Table (Table 3).

**The following table provides revised interim trip rates currently being applied by staff in the calculation of transportation SDCs.**

# TABLE 3

## Transportation Trip Rates

Interim Update based on ITE *Trip Generation* manual, 8th edition

See next page for continuation of table and additional information regarding application of these trip rates.

Eugene Trans Use Code	Description	Unit of Measure	Trip Rate	% Pass-by**	Adjusted Trip Rate
30	TRUCK TERMINAL	PER TGSF	0.82	0%	0.82
110	GENERAL LIGHT INDUSTRIAL	PER TGSF	0.97	0%	0.97
130	INDUSTRIAL PARK	PER TGSF	0.86	0%	0.86
139	MANUFACTURING combo 120, 140	PER TGSF	0.96	0%	0.96
150	WAREHOUSING	PER TGSF	0.32	0%	0.32
151	MINI-WAREHOUSE	PER TGSF	0.26	0%	0.26
170	UTILITIES	PER TGSF	0.76	0%	0.76
200	OTHER RESIDENTIAL combo 220,230,240	PER DU	0.58	0%	0.58
210	SINGLE-FAMILY DETACHED HOUSING	PER DU	1.01	0%	1.01
251	SENIOR ADULT HOUSING - DETACHED	PER DU	0.27	0%	0.27
252	SENIOR ADULT HOUSING - ATTACHED	PER DU	0.16	0%	0.16
253	CONGREGATE CARE FACILITY	PER DU	0.17	0%	0.17
254	ASSISTED LIVING	PER BED	0.22	0%	0.22
310	HOTEL	PER ROOM	0.59	0%	0.59
320	MOTEL	PER ROOM	0.47	0%	0.47
411	CITY PARK	PER ACRE	1.59	0%	1.59
430	GOLF COURSE	PER ACRE	0.30	0%	0.30
435	MULTIPURPOSE RECREATIONAL FACILITY	PER TGSF	3.58	0%	3.58
437	BOWLING ALLEY	PER TGSF	3.54	0%	3.54
444	MOVIE THEATRE WITH MATINEE	PER TGSF	3.80	0%	3.80
473	CASINO/VIDEO LOTTERY ESTABLISHMENT	PER TGSF	13.43	0%	13.43
489	TENNIS COURTS / RACQUET-TENNIS CLUB, COURTS combo 490, 491	PER COURT	3.62	0%	3.62
492	HEALTH / FITNESS / ATHLETIC CLUB combo 492,493	PER TGSF	4.50	0%	4.50
495	RECREATIONAL COMMUNITY CENTER	PER TGSF	1.45	0%	1.45
520	ELEMENTARY SCHOOL	PER TGSF	1.21	0%	1.21
522	MIDDLE SCHOOL/JUNIOR HIGH SCHOOL	PER TGSF	1.19	0%	1.19
530	HIGH SCHOOL	PER TGSF	0.97	0%	0.97
536	PRIVATE SCHOOL (K-12)	PER TGSF	5.50	0%	5.50
540	JUNIOR/COMMUNITY COLLEGE	PER TGSF	2.54	0%	2.54
550	UNIVERSITY/COLLEGE	PER STUDENT***	0.21	0%	0.21
559	CHURCH / SYNAGOGUE combo 560, 561	PER TGSF	0.64	0%	0.64
565A	CHILD DAY CARE CENTER based on local study data	PER TGSF	6.01	0%	6.01
565B	ADULT DAY CARE CENTER based on local study data	PER TGSF	2.64	0%	2.64
566	CEMETERY	PER ACRE	0.84	0%	0.84
590	LIBRARY	PER TGSF	7.30	0%	7.30
591	LODGE/FRATERNAL ORGANIZATION	PER MEMBER	0.03	0%	0.03
610	HOSPITAL	PER TGSF	1.14	0%	1.14
620	NURSING HOME	PER BED	0.22	0%	0.22
630	CLINIC	PER TGSF	5.18	0%	5.18
640	ANIMAL HOSPITAL/VETERINARY CLINIC	PER TGSF	4.72	0%	4.72
700	SINGLE/MULTI TENANT OFFICE BLDG combo 710, 714, 715, 750	PER TGSF	1.51	0%	1.51
720	MEDICAL-DENTAL OFFICE BUILDING	PER TGSF	3.46	0%	3.46
731	STATE MOTOR VEHICLES DEPARTMENT	PER TGSF	17.09	0%	17.09
733	GOVERNMENT OFFICE COMPLEX	PER TGSF	2.85	0%	2.85
760	RESEARCH AND DEVELOPMENT CENTER	PER TGSF	1.07	0%	1.07
770	BUSINESS PARK	PER TGSF	1.29	0%	1.29
800	DISCOUNT STORE combo 813, 815	PER TGSF	4.78	0%	4.78
812	BUILDING MATERIALS AND LUMBER STORE	PER TGSF	4.49	0%	4.49
814	SPECIALTY RETAIL CENTER	PER TSFGLA	2.71	0%	2.71
816	HARDWARE/PAINT STORE	PER TGSF	4.84	0%	4.84
817	NURSERY (GARDEN CENTER)	PER TGSF	3.80	0%	3.80

NOTE: TGSF = Thousand Gross Square Feet  
TSFGLA = Thousand Square Feet Gross Leasable Area  
DU = Dwelling Unit

\*\* Percentage based on "minimum studies" criteria whereas the ITE 6th edition trip rate is used in the absence of 3 or more available studies (with pass-by adjustments applied) published in the ITE 5th edition.

\*\*\* For instructional facilities only, otherwise choose use code that best fits the proposed development type.

# **T A B L E 3 - continued** **Transportation Trip Rates**

Interim Update based on ITE *Trip Generation* manual, 8th edition

Eugene Trans Use Code	Description	Unit of Measure	Trip Rate	% Pass-by**	Adjusted Trip Rate
820	SHOPPING CENTER	PER TSFGLA	3.73	35%	2.42
823	FACTORY OUTLET CENTER	PER TGSF	2.29	0%	2.29
841	NEW CAR SALES	PER TGSF	2.59	0%	2.59
843	AUTOMOBILE PARTS SALES	PER TGSF	5.98	0%	5.98
848	TIRE STORE	PER TGSF	4.15	0%	4.15
850A	SUPERMARKET combo 850, 854	PER TGSF	10.06	35%	6.54
851	CONVENIENCE MARKET (Open 24 hours)	PER TGSF	52.41	65%	18.34
852	CONVENIENCE MARKET (Open 15-16 hours)	PER TGSF	34.57	60%	13.83
857	DISCOUNT CLUB	PER TGSF	4.24	0%	4.24
860	WHOLESALE MARKET revised based on local study data	PER TGSF	0.45	0%	0.45
862	HOME IMPROVEMENT SUPERSTORE	PER TGSF	2.37	0%	2.37
863	ELECTRONICS SUPERSTORE	PER TGSF	4.50	0%	4.50
864	TOY/CHILDREN'S SUPERSTORE	PER TGSF	4.99	0%	4.99
875	DEPARTMENT STORE	PER TGSF	1.78	0%	1.78
876	APPAREL STORE	PER TGSF	3.83	0%	3.83
879	ARTS AND CRAFTS STORE	PER TGSF	6.21	0%	6.21
880	PHARMACY/DRUGSTORE without DRIVE-THROUGH WINDOW	PER TGSF	8.42	0%	8.42
881	PHARMACY/DRUGSTORE with DRIVE-THROUGH WINDOW	PER TGSF	10.35	0%	10.35
890	FURNITURE STORE	PER TGSF	0.45	0%	0.45
896	VIDEO RENTAL STORE	PER TGSF	13.60	0%	13.6
911	WALK-IN BANK	PER TGSF	12.13	0%	12.13
912	DRIVE-IN BANK	PER TGSF	25.82	45%	14.20
918	HAIR SALON	PER TGSF	1.45	0%	1.45
920	COPY, PRINT AND EXPRESS SHIP STORE	PER TGSF	7.41	0%	7.41
930	HIGHER TURNOVER REST /TAVERN / BAR / COFFEE ESTBL. Combo 925, 932	PER TGSF	11.19	20%	8.95
931	QUALITY RESTAURANT	PER TGSF	7.49	0%	7.49
934	FAST FOOD RESTAURANT WITH DRIVE-THROUGH WINDOW	PER TGSF	33.84	45%	18.61
941	QUICK LUBRICATION VEHICLE SHOP	PER SERV.POS.	5.19	0%	5.19
942	AUTOMOBILE CARE CENTER	PER TSFGLA	3.38	0%	3.38
944	GASOLINE/SERVICE STATION	PER VEH.FUEL.POS.	13.87	55%	6.24
945	GASOLINE/SERVICE STATION WITH CONVENIENCE MARKET	PER VEH.FUEL.POS.	13.38	55%	6.02
947	SELF-SERVICE CAR WASH	PER WASH STALL	5.54	0%	5.54
948	AUTOMATED CAR WASH	PER TGSF	11.64	0%	11.64

**NOTE:** TGSF = Thousand Gross Square Feet  
TSFGLA = Thousand Square Feet Gross Leasable Area  
DU = Dwelling Unit  
SERV. POS. = Service Position  
VEH. FUEL POS. = Vehicle Fueling Position

**\*\*** Percentage based on "minimum studies" criteria whereas the ITE 6th edition trip rate is used in the absence of 3 or more available studies (with pass-by adjustments applied) published in the ITE 5th edition.

**\*\*\*** For instructional facilities only, otherwise choose use code that best fits the proposed development type.

**Extraordinary Users:** In the event that a development may generate more than 500 weekday peak PM hour trips, the City Transportation Engineer may require that the Owner(s) enter into an agreement with the City to review the development's impact at such time the development is in full use in order to provide the final basis of the transportation SDC fee.

**City-Assigned Transportation Trip Rates:** A transportation trip rate may be assigned by the City Transportation Engineer should a proposed use not be accurately represented by one of the published transportation use codes.

**Event-Based Development Use:** A transportation trip rate may be assigned by the City Transportation Engineer should a proposed use be oriented to intermittent peak events as opposed to typical on-going weekly use. The Owner(s) may also choose to request an alternative calculation method and submit documentation that meets criteria provided per this appendix, Section 1.3.3.



Metropolitan Wastewater Management Commission  
Regional Wastewater SDC Analysis

Table S-1 Fee Schedule

Eugene Wastewater Use Code	Type of Establishment	Flow Estimation Unit (FEU)	Base Flow Impact (gal/FEU/day)	Dry Season Average Flow Impact (gal/FEU/day)	Dry Season Max Month Impact (gal/FEU/day)	Wet Season Peak Flow Impact (gal/FEU/day)	BOD/TSS Strength (mg/l)	Strength	BOD (lbs/FEU/day)	TSS (lbs/FEU/day)	Reimburse- ment Cost per FEU	Improve- ment Cost per FEU	Compliance Cost per FEU	Improvement Credit for Rate Support	Total Cost per FEU
1F	SFD / DUPLEX	DU	175	239	369	696	150	Low	0.299	0.299	\$108.14	\$1,753.47	\$22.61	\$361.42	\$1,522.79
1X	OTHER RESIDENTIAL (SFD W/OTHER USES)	DU	175	239	359	696	150	Low	0.299	0.299	\$108.14	\$1,753.47	\$22.61	\$361.42	\$1,522.79
11	OTHER RESIDENTIAL - MULTI FAMILY	DU	150	205	307	597	150	Low	0.256	0.256	\$92.70	\$1,502.97	\$19.38	\$309.79	\$1,306.25
12 A	ELDERLY HOUSING - ATTACHED	TGSF	100	137	205	398	150	Low	0.171	0.171	\$61.80	\$1,001.98	\$12.92	\$206.53	\$870.17
12 B	ELDERLY HOUSING - DETACHED	TGSF	100	137	205	398	150	Low	0.171	0.171	\$61.80	\$1,001.98	\$12.92	\$206.53	\$870.17
12C	CONGREGATE ELDERLY CARE FACILITY	TGSF	100	137	205	398	150	Low	0.171	0.171	\$61.80	\$1,001.98	\$12.92	\$206.53	\$870.17
13	OTHER RESIDENTIAL - RESIDENTIAL HOTEL/MOTEL	TGSF	200	273	410	796	150	Low	0.342	0.342	\$123.59	\$2,003.96	\$25.84	\$413.06	\$1,740.34
14	OTHER RESIDENTIAL - MOBILE HOME PARK	DU	150	205	307	597	150	Low	0.256	0.256	\$92.70	\$1,502.97	\$19.38	\$309.79	\$1,305.25
15	MOTEL / HOTEL	TGSF	200	273	410	796	300	Medium	0.684	0.684	\$205.13	\$2,802.72	\$36.52	\$523.59	\$2,520.78
21	HEAVY INDUSTRY/INDUSTRIAL**	TGSF	50	68	102	199	150	Low	0.085	0.085	\$30.90	\$500.99	\$6.46	\$103.26	\$435.08
24	HEAVY INDUSTRY/INDUSTRIAL**	TGSF	50	68	102	199	150	Low	0.085	0.085	\$30.90	\$500.99	\$6.46	\$103.26	\$435.08
2X	HEAVY INDUSTRY/INDUSTRIAL**	TGSF	50	68	102	199	150	Low	0.085	0.085	\$30.90	\$500.99	\$6.46	\$103.26	\$435.08
3X	INDUSTRIAL PROCESS LOW STRENGTH	TGALEF	1000	1,366	2,049	3,978	150	Low	1.710	1.710	\$617.97	\$10,019.82	\$129.18	\$2,065.28	\$8,701.69
3X	INDUSTRIAL PROCESS MEDIUM STRENGTH	TGALEF	1000	1,366	2,049	3,978	300	Medium	3.419	3.419	\$1,025.64	\$14,013.59	\$182.62	\$2,617.97	\$12,603.88
3X	INDUSTRIAL PROCESS HIGH STRENGTH	TGALEF	1000	1,366	2,049	3,978	500	High	5.699	5.699	\$1,569.19	\$19,338.62	\$253.89	\$3,354.89	\$17,806.81
3X	INDUSTRIAL PROCESS VERY HIGH STRENGTH	TGALEF	1000	1,366	2,049	3,978	700	Very High	7.979	7.979	\$2,112.75	\$24,663.64	\$325.15	\$4,091.80	\$23,009.74
3X	INDUSTRIAL PROCESS SUPER HIGH STRENGTH	TGALEF	1000	1,366	2,049	3,978	900	Super High	10.258	10.258	\$2,656.31	\$29,988.67	\$396.41	\$4,828.72	\$28,212.67
3X	HEAVY INDUSTRY/INDUSTRIAL**	TGSF	50	68	102	199	150	Low	0.085	0.085	\$30.90	\$500.99	\$6.46	\$103.26	\$435.08
3X	HEAVY INDUSTRY/INDUSTRIAL	TGSF	50	68	102	199	150	Low	0.085	0.085	\$30.90	\$500.99	\$6.46	\$103.26	\$435.08
4X	TRUCK TERMINAL	TGSF	100	137	205	398	150	Low	0.171	0.171	\$61.80	\$1,001.98	\$12.92	\$206.53	\$870.17
4X	UTILITIES	TGSF	100	137	205	398	150	Low	0.171	0.171	\$61.80	\$1,001.98	\$12.92	\$206.53	\$870.17
51	WHOLESALE TRADE	TGSF	50	68	102	199	150	Low	0.085	0.085	\$30.90	\$500.99	\$6.46	\$103.26	\$435.08
54	SERVICE STATION / MARKET	TGSF	180	246	369	716	150	Medium	0.615	0.615	\$184.61	\$2,522.45	\$32.87	\$471.23	\$2,268.70
54	SUPERMARKET	TGSF	180	246	369	716	300	High	1.026	1.026	\$282.46	\$3,480.95	\$45.70	\$603.88	\$3,205.23
54	CONVENIENCE MARKET	TGSF	180	246	369	716	150	Low	0.308	0.308	\$111.23	\$1,803.57	\$23.25	\$371.75	\$1,566.30
55	NEW CAR SALES	TGSF	50	68	102	199	150	Low	0.085	0.085	\$30.90	\$500.99	\$6.46	\$103.26	\$435.08
55	TIRE STORE	TGSF	50	68	102	199	150	Low	0.085	0.085	\$30.90	\$500.99	\$6.46	\$103.26	\$435.08
59	RETAIL	TGSF	50	68	102	199	150	Low	0.085	0.085	\$30.90	\$500.99	\$6.46	\$103.26	\$435.08
5A	FAST FOOD RESTAURANT	TGSF	500	683	1,024	1,989	500	Very High	3.989	3.989	\$1,056.38	\$12,331.82	\$162.58	\$2,045.90	\$11,504.87
5B	QUALITY RESTAURANT	TGSF	500	683	1,024	1,989	500	Very High	3.989	3.989	\$1,056.38	\$12,331.82	\$162.58	\$2,045.90	\$11,504.87
5C	HIGH TURNOVER RESTAURANT	TGSF	500	683	1,024	1,989	500	Very High	3.989	3.989	\$1,056.38	\$12,331.82	\$162.58	\$2,045.90	\$11,504.87
5D	DRINKING PLACE WITH MINIMAL FOOD PREPARATION****	TGSF	340	464	697	1,353	150	Low	0.581	0.581	\$210.11	\$3,406.74	\$43.92	\$702.20	\$2,958.57
5D	DRINKING PLACE	TGSF	340	464	697	1,353	150	Low	0.581	0.581	\$210.11	\$3,406.74	\$43.92	\$702.20	\$2,958.57
5D2	DRINKING PLACE WITH RESTAURANT LIKE FOOD PREPARATION	TGSF	500	683	1,024	1,989	150	Very High	3.989	3.989	\$1,056.38	\$12,331.82	\$162.58	\$2,045.90	\$11,504.87
5E	EATING PLACE WITH MINIMAL FOOD PREPARATION***	TGSF	300	410	615	1,193	150	Low	0.513	0.513	\$185.39	\$3,005.95	\$38.75	\$619.58	\$2,610.51
5X	DISCOUNT MARKET	TGSF	30	41	61	119	150	Low	0.051	0.051	\$18.54	\$300.59	\$3.88	\$61.96	\$261.05
5X	FURNITURE STORE	TGSF	30	41	61	119	150	Low	0.051	0.051	\$18.54	\$300.59	\$3.88	\$61.96	\$261.05
5X	CLOTHING / DRYGOODS / HOUSEWARES	TGSF	30	41	61	119	150	Low	0.051	0.051	\$18.54	\$300.59	\$3.88	\$61.96	\$261.05

ABBREVIATIONS

- TGSF - THOUSAND GROSS SQUARE FEET
- TSFGLA - THOUSAND SQUARE FEET GROSS LEASABLE AREA
- DU - DWELLING UNIT
- TGALEF - THOUSAND GALLONS ESTIMATED FLOW
- VFP - VEHICLE FUELING POSITIONS

\*\* Process flow is in addition to other flow

\*\*\* Minimal food preparation - food is assembled from prepackaged food products and cooking, other than warming, is not required.

\*\*\*\* Includes coffee houses and juice bars where appropriate.

Metropolitan Wastewater Management Commission  
Regional Wastewater SDC Analysis

Table S-1 Fee Schedule

Eugene Wastewater Use Code	Type of Establishment	Flow Estimation Unit (FEU)	Base Flow Impact (gal/FEU/day)	Dry Season Average Flow Impact (gal/FEU/day)	Dry Season Max Month Impact (gal/FEU/day)	Wet Season Peak Flow Impact (gal/FEU/day)	BOD/TSS Strength (mg/l)	Strength	BOD (lbs/FEU/day)	TSS (lbs/FEU/day)	Reimburse- ment Cost per FEU	Improve- ment Cost per FEU	Compliance Cost per FEU	Improvement Credit for Rate Support	Total Cost per FEU
61	FINANCIAL INSTITUTION	TGSF	110	150	225	438	150	Low	0.188	0.188	\$67.98	\$1,102.18	\$14.21	\$227.18	\$957.19
62	OTHER SERVICES	TGSF	100	137	205	398	150	Low	0.171	0.171	\$61.80	\$1,001.98	\$12.92	\$206.53	\$870.17
63	MINI WAREHOUSE	TGSF	30	41	61	119	150	Low	0.051	0.051	\$18.54	\$300.59	\$3.88	\$61.96	\$261.05
64	AUTO CARE	TGSF	40	55	82	159	150	Medium	0.137	0.137	\$41.03	\$560.54	\$7.30	\$104.72	\$504.16
65	HOSPITAL	TGSF	150	205	307	597	150	Medium	0.513	0.513	\$153.85	\$2,102.04	\$27.39	\$392.70	\$1,890.58
65	NURSING HOME	TGSF	150	205	307	597	150	Low	0.256	0.256	\$92.70	\$1,502.97	\$19.38	\$309.79	\$1,305.25
65	CLINIC, MEDICAL OFFICE	TGSF	150	205	307	597	150	Low	0.256	0.256	\$92.70	\$1,502.97	\$19.38	\$309.79	\$1,305.25
66	CONSTRUCTION TRADE	TGSF	100	137	205	398	150	Low	0.171	0.171	\$61.80	\$1,001.98	\$12.92	\$206.53	\$870.17
67	OFFICE PARK	TGSF	100	137	205	398	150	Low	0.171	0.171	\$61.80	\$1,001.98	\$12.92	\$206.53	\$870.17
67	BUSINESS PARK	TGSF	100	137	205	398	150	Low	0.171	0.171	\$61.80	\$1,001.98	\$12.92	\$206.53	\$870.17
67	GOVERNMENT BUILDING	TGSF	100	137	205	398	150	Low	0.171	0.171	\$61.80	\$1,001.98	\$12.92	\$206.53	\$870.17
67	US POST OFFICE	TGSF	100	137	205	398	150	Low	0.171	0.171	\$61.80	\$1,001.98	\$12.92	\$206.53	\$870.17
68	ELEMENTARY SCHOOL	TGSF	50	68	102	199	150	Low	0.085	0.085	\$30.90	\$500.99	\$6.46	\$103.26	\$435.08
68	MIDDLE SCHOOL	TGSF	50	68	102	199	150	Low	0.085	0.085	\$30.90	\$500.99	\$6.46	\$103.26	\$435.08
68	HIGH SCHOOL	TGSF	50	68	102	199	150	Low	0.085	0.085	\$30.90	\$500.99	\$6.46	\$103.26	\$435.08
68	COMMUNITY COLLEGE	TGSF	50	68	102	199	150	Low	0.085	0.085	\$30.90	\$500.99	\$6.46	\$103.26	\$435.08
68	UNIVERSITY	TGSF	50	68	102	199	150	Low	0.085	0.085	\$30.90	\$500.99	\$6.46	\$103.26	\$435.08
68	DAY CARE CENTER	TGSF	50	68	102	199	150	Low	0.085	0.085	\$30.90	\$500.99	\$6.46	\$103.26	\$435.08
68	LIBRARY	TGSF	50	68	102	199	150	Low	0.085	0.085	\$30.90	\$500.99	\$6.46	\$103.26	\$435.08
68	OTHER EDUCATIONAL/CULTURAL	TGSF	50	68	102	199	150	Low	0.085	0.085	\$30.90	\$500.99	\$6.46	\$103.26	\$435.08
69	CHURCH	TGSF	50	68	102	199	150	Low	0.085	0.085	\$30.90	\$500.99	\$6.46	\$103.26	\$435.08
69	FRATERNAL ORGANIZATION	TGSF	50	68	102	199	150	Low	0.085	0.085	\$30.90	\$500.99	\$6.46	\$103.26	\$435.08
6A	LAUNDRY	TGSF	100	137	205	398	150	Low	0.171	0.171	\$61.80	\$1,001.98	\$12.92	\$206.53	\$870.17
6B	CAR WASH	TGSF	500	683	1,024	1,989	150	Low	0.855	0.855	\$308.98	\$5,009.91	\$64.59	\$1,032.64	\$4,350.84
6X	GENERAL OFFICE BLDG	TGSF	100	137	205	398	150	Low	0.171	0.171	\$61.80	\$1,001.98	\$12.92	\$206.53	\$870.17
7X	PUBLIC PARK	TGSF	160	219	328	636	150	Low	0.274	0.274	\$98.87	\$1,603.17	\$20.67	\$330.45	\$1,392.27
7X	MULTIPURPOSE RECREATION FACILITY (Indoor)	TGSF	160	219	328	636	150	Low	0.274	0.274	\$98.87	\$1,603.17	\$20.67	\$330.45	\$1,392.27
7X	THEATER	TGSF	160	219	328	636	150	Low	0.274	0.274	\$98.87	\$1,603.17	\$20.67	\$330.45	\$1,392.27
7X	OUTDOOR ATHLETIC COMPLEX	TGSF	160	219	328	636	150	Low	0.274	0.274	\$98.87	\$1,603.17	\$20.67	\$330.45	\$1,392.27
7X	TENNIS COURT	TGSF	160	219	328	636	150	Low	0.274	0.274	\$98.87	\$1,603.17	\$20.67	\$330.45	\$1,392.27
7X	RACQUET CLUB	TGSF	160	219	328	636	150	Low	0.274	0.274	\$98.87	\$1,603.17	\$20.67	\$330.45	\$1,392.27
7X	HEALTH CLUB	TGSF	160	219	328	636	150	Low	0.274	0.274	\$98.87	\$1,603.17	\$20.67	\$330.45	\$1,392.27
7X	BOWLING ALLEY	TGSF	160	219	328	636	150	Low	0.274	0.274	\$98.87	\$1,603.17	\$20.67	\$330.45	\$1,392.27
7X	RECREATIONAL CENTER	TGSF	160	219	328	636	150	Low	0.274	0.274	\$98.87	\$1,603.17	\$20.67	\$330.45	\$1,392.27
7X	VIDEO ARCADE	TGSF	160	219	328	636	150	Low	0.274	0.274	\$98.87	\$1,603.17	\$20.67	\$330.45	\$1,392.27
7X	OTHER ENTERTAINMENT	TGSF	160	219	328	636	150	Low	0.274	0.274	\$98.87	\$1,603.17	\$20.67	\$330.45	\$1,392.27
82	VETERINARIAN SERVICES	TGSF	200	273	410	796	150	Low	0.342	0.342	\$123.59	\$2,003.96	\$25.84	\$413.06	\$1,740.34
Varies	SHOPPING CENTER	TGSF	100	137	205	398	150	Low	0.171	0.171	\$61.93	\$1,003.52	\$12.94	\$206.79	\$871.61

**ABBREVIATIONS**  
TGSF - THOUSAND GROSS SQUARE FEET  
TSFGLA - THOUSAND SQUARE FEET GROSS LEASABLE AREA  
DU - DWELLING UNIT  
TGALEF - THOUSAND GALLONS ESTIMATED FLOW  
VFP - VEHICLE FUELING POSITIONS

\*\* Process flow is in addition to other flow  
\*\*\* Minimal food preparation - food is assembled from prepackaged food products and cooking, other than warming, is not required.  
\*\*\*\* Includes coffee houses and juice bars where appropriate.

## Local Wastewater Plumbing Fixture Unit Rates

Eugene Local Wastewater SDC Use Code*	Description	Average Daily Flow per PFU	Cost per PFU (Flow per PFU x \$2.9373*)
1F	Single-Family / Duplex Housing	\$387.72 + (Sq Ft Living Area x \$0.0940)	
1X	Mixed Use with Residential	\$387.72 + (Sq Ft Living Area x \$0.0940)	
11	Multi-Family Housing	\$387.72 + (Sq Ft Living Area x \$0.0940)	
12 A, B, & C	Elderly Housing Attach, Detach, & Group/Retirement Home	\$387.72 + (Sq Ft Living Area x \$0.0940)	
13	Residential Hotel	\$387.72 + (Sq Ft Living Area x \$0.0940)	
14	Mobile Home Park	\$387.72 + (Sq Ft Living Area x \$0.0940)	
15	Hotels, Motels, Lodging	19.05	\$55.96
21	Beverage/Food Mfg	39.87	\$117.11
24	Wood Products	47.93	\$140.78
2X	Light Mfg./Printing	56.62	\$166.31
3X	Manufacturing	58.65	\$172.27
4X	Transportation & Utilities	18.22	\$53.52
41	Fire Station	7.75	\$22.76
51	Wholesale Trade	21.37	\$62.77
54	Retail Trade / Grocery	55.46	\$162.90
55	Retail Trade Automotive	7.83	\$23.00
59	Retail Trade Other	39.91	\$117.23
5A	Restaurant - Fast Food	25.44	\$74.72
5B	Restaurant - Low to Med Turnover	62.47	\$183.49
5C	Restaurant - Higher Turnover	22.45	\$65.94
5D	Drinking Establishments	54.98	\$161.49
5E	Take/Bake & Pick Up/Delivery Establishments	26.49	\$77.81
5X	Retail Trade / Clothing & Dry Goods	12.35	\$36.28
61	Financial Offices / Banks	16.99	\$49.90
62	Other Services	28.51	\$83.74
63	Rental/Storage Services	6.49	\$19.06
64	Automotive & Other Repair Services	16.17	\$47.50
65	Medical Services	28.75	\$84.45
66	Construction Trade Services	13.69	\$40.21
67	Government Services, Office/Business Parks	Based on specific use of development	
68	Education / Cultural	15.66	\$46.00
69	Churches/Clubs/Organizations	15.70	\$46.12
6A1	Laundry Services (Linen, Uniform)	538.96	\$1,583.09
6A2	Laundry, Self-Service	299.64	\$880.13
6A3	Dry Cleaning Service (with or w/out laundry services)	36.30	\$106.62
6B	Car Wash	264.54	\$777.03
6X	Professional/Real Estate/Insurance	67.76	\$199.03
7X	Entertainment, Recreation & Sports	88.42	\$259.72
82	Veterinarian Service	24.79	\$72.82
*The unit cost of capacity for the local wastewater system is \$2.9373 per gallon per day.			
The flow per Plumbing Fixture Unit (PFU) is stated as gallons per day based on the size of development and type of land use.			
Land use types that do not fit into the above categories will receive a default flow assignment based on the sample average.			
The default flow is 47.93 gal/day x \$2.9373 = a cost per PFU of \$140.78.			

A rate per PFU may be assigned by the City Engineer should a proposed use not be represented by one of the published SDC use codes and for which a default flow assignment is not representative of the proposed flow. In the case of those proposed developments that are determined to have a potential for exceptional water usage, the City Engineer may require that the Owner(s) enter into an agreement with the City to review water usage or wastewater discharge at such time the development is in full use or production as the final basis of the local wastewater SDC. A complete list of wastewater SDC/HUD BPR use codes is provided in Appendix A of the SDC Methodologies document.

## PARK SDC UNIT RATES

### *SDC Schedule*

Category	Persons or EP per Unit	Gross SDC per Unit	Credit per Unit	Net SDC per Unit
<b>Residential per DU</b>				
Single-family	2.64	\$4,679	\$922	\$3,757
Duplex/Town Hm/Mobile Hm/Access.DU	2.14	\$3,793	\$748	\$3,045
Multi-family	1.67	\$2,960	\$583	\$2,376
<b>Nonresidential per Room</b>				
A	1.93	\$3,421	\$1,924	\$1,497
<b>Nonresidential per TGSF</b>				
B	1.29	\$2,286	\$1,286	\$1,000
C	0.79	\$1,400	\$788	\$613
D	0.47	\$883	\$469	\$364
E	0.19	\$337	\$189	\$147

See Appendix A for cross-reference to HUD/BPR codes.

### *Summary of Nonresidential SDC Classes*

Class	Development Types*
A	Hotels, motels, B&Bs, & other tourist accommodations
B	Office (financial, investment, real estate, government, medical, legal & other business/professional services), institutional, grocery, eating & drinking establishments
C	Industrial, wholesale, manufacturing, transportation, agriculture
D	General retail & services, recreation
E	Commercial warehousing & storage

Note that, on the basis of the park user survey results, K-12 schools are not included in nonresidential classes as users associated with such schools are generally attributable to local residential land uses and related demand is accounted for in residential development categories. \* See Appendix A for detailed cross-reference to HUD/BPR codes.

## STORMWATER SDC UNIT RATES

Category	Building Footprint (square feet)	SDC
Small Residential	≤ 1,000	\$345.60
Medium Residential	> 1,000 and < 3,000	\$556.80
Small Duplex	Units are ≤ 1,000	\$691.20
Medium Duplex	Units are > 1,000 and < 3,000	\$1,113.60
Manufactured Home Park	Per Space	\$323.33
Plus:	Per Sq. Ft. Impervious Area	\$0.192
All Other Development	Per Sq. Ft. Impervious Area	\$0.192

# City of Eugene Systems Development Charges

# Single Family Dwelling Example\* Fee Calculation Worksheet

Log Number:	Application Date:
Site Address:	Tax Map/Lot #:
Subdivision or Project Name:	Lot #:

## Transportation

All: (Number of Units x Adjusted Trip Rate x Cost per Trip*)						
Use Code	Description	Unit of Measure	Number of Units	Adjusted Trip Rate	Cost per Trip	SDC Fee
210	Single Family Dwelling	DU	1	1.01	\$1,774.51	\$1,792.26

## Wastewater - Regional (MWMC)

All: (Number of Units x Cost per Flow Equivalent Unit*)					*varies per development type
Use Code	Description	Unit of Measure	Number of Units	Cost per FEU	SDC Fee
1F	Single Family Dwelling	DU	1	\$1,522.79	\$1,522.79

## Wastewater - Local

Residential (includes Multi-Family):		(Number of DUs x \$387.72) + (Living Area in Sq.Ft. x \$0.0940)			
Non-Residential:		(Number of Plumbing Fixture Units x Cost per Plumbing Fixture Unit)			
Use Code	Description	Unit of Measure	Number of Units	Cost per Unit	SDC Fee
1F	Single Family Dwelling	DU	1	\$387.72	\$387.72
1F	Single Family Dwelling	Living Area	2,000	\$0.0940	\$188.00

## Stormwater

SFD: Small ( $\leq 1,000$ sq.ft*)	= \$345.60	Medium ( $>1,000$ & $< 3,000$ sq.ft.*)	= \$556.80	*building footprint
Duplex: Small (units $\leq 1,000$ sq.ft*)	= \$691.20	Medium (units $>1,000$ & $< 3,000$ sq.ft.*)	= \$1,113.60	*building footprint
Large SFD and Large Duplex: (Total Impervious Surface Area x \$0.192)				
Mfg. Home Park: (Number of Spaces x \$323.33) + (Total Impervious Surface Area x \$0.192)				
Multi-Family & Nonresidential: (Total Impervious Surface Area x \$0.192)				
Description	Unit of Measure	Number of Units	Cost per SQ FT	SDC Fee
Single-Family Dwelling, Medium	flat fee	1	N/A	\$556.80

## Parks

Residential: (Number of Units x Category Cost per Unit)				
SFD = \$3,757.00	Duplex/TownHm/Mobile = \$3,045.00	Multi Family = \$2,376.00		
Description	Unit of Measure	Number of Units	Cost per Unit	SDC Fee
Single Family Dwelling	DU	1	\$3,757.00	\$3,757.00
Subtotal, SDC Fees All Systems				\$8,204.57
Subtract Non-Public Improvement Credit				\$0.00
Subtotal				\$8,204.57
Add City Admin Fee (9% of Subtotal or \$80, whichever is higher)				\$738.41
Subtract Public Improvement Credit				\$0.00
Total SDC Fees				\$8,942.99

\*Note: Sample is based on home with 2,000 sq.ft. of living area and between 1,000 and 3,000 sq.ft. of building footprint. No eligible SDC credits are assumed.

<b>City of Eugene</b>	<b>60-Unit Apartment Building Example*</b>
<b>Systems Development Charges</b>	<b>Fee Calculation Worksheet</b>

Log Number:	Application Date:
Site Address:	Tax Map/Lot #:
Subdivision or Project Name:	Lot #:

<b>Transportation</b>
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<b>All: (Number of Units x Adjusted Trip Rate x Cost per Trip)</b>						
Use Code	Description	Unit of Measure	Number of Units	Adjusted Trip Rate	Cost per Trip	SDC Fee
200	Other Residential	DU	60	0.58	\$1,774.51	<b>\$61,752.95</b>

<b>Wastewater - Regional (MWMC)</b>
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All: (Number of Units x Cost per Flow Equivalent Unit*)					*varies per development type
Addtl fee: Heavy Industrial Process Flow: (Number T/GAL/EF x Cost per Flow Equivalent Unit)					
Use Code	Description	Unit of Measure	Number of Units	Cost per FEU	SDC Fee
11	Other Residential - Multi-Family	DU	60	\$1,305.25	\$78,315.00

<b>Wastewater - Local</b>
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<b>Residential (includes Multi-Family):</b>		<b>(Number of DUs x \$387.72) + (Living Area in Sq.Ft. x \$0.0940)</b>			
<b>Nonresidential:</b>		<b>(Number of Plumbing Fixture Units x Cost per Plumbing Fixture Unit)</b>			
Use Code	Description	Unit of Measure	Number of Units	Cost per Unit	SDC Fee
11	Multi-Family Housing	DU	60	\$387.72	<b>\$23,263.20</b>
11	Multi-Family Housing	Living Area	66,000	\$0.0940	<b>\$6,204.00</b>

<b>Stormwater</b>
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<b>SFD: Small (<math>\leq 1,000</math> sq.ft*)</b>	<b>= \$345.60</b>	<b>Medium (<math>&gt;1,000</math> &amp; <math>&lt; 3,000</math> sq.ft.*)</b>	<b>= \$556.80</b>	<small>*building footprint</small>
<b>Duplex: Small (units <math>\leq 1,000</math> sq.ft*)</b>	<b>= \$691.20</b>	<b>Medium (units <math>&gt;1,000</math> &amp; <math>&lt; 3,000</math> sq.ft.*)</b>	<b>= \$1,113.60</b>	<small>*building footprint</small>
<b>Large SFD and Large Duplex: (Total Impervious Surface Area x \$0.192)</b>				
<b>Mfg. Home Park: (Number of Spaces x \$323.33) + (Total Impervious Surface Area x \$0.192)</b>				
<b>Multi-Family &amp; Nonresidential: (Total Impervious Surface Area x \$0.192)</b>				
Description	Unit of Measure	Number of Units	Cost per SQ FT	SDC Fee
Multi Family	Sq Ft	90,000	\$0.192	<b>\$17,280.00</b>

<b>Parks</b>
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<b>Commercial Residential (Multi-Family):</b>		<b>(Number of Units x \$2,376.00)</b>		
<b>Nonresidential:</b>		<b>(Number of Units* x Category Cost per Unit)</b>		
<small>*Unit is TGSF for all but category A</small>				
<b>A (per Room) = \$1,497.00</b>	<b>B = \$1,000.00</b>	<b>C = \$613.00</b>	<b>D = \$364.00</b>	<b>E = \$147.00</b>
Description	Unit of Measure	Number of Units	Cost per Unit	SDC Fee
Multi-Family	DU	60	\$2,376.00	<b>\$142,560.00</b>

<b>Subtotal, SDC Fees All Systems</b>	<b>\$329,375.15</b>
<b>Subtract Non-Public Improvement Credit</b>	<b>\$0.00</b>
<b>Subtotal</b>	<b>\$329,375.15</b>
<b>Add City Admin Fee (9% of Subtotal or \$80, whichever is higher)</b>	<b>\$29,643.76</b>
<b>Subtract Public Improvement Credit</b>	<b>\$0.00</b>

<p><small>*Note: Sample is based on building with 60 rental units, 66,000 sq.ft. of living area, and 90,000 sq.ft. of impervious surface area.</small></p> <p><small>No eligible SDC credits are assumed.</small></p>	<p><b>Total SDC Fees</b></p> <p><b><u>\$359,018.91</u></b></p>
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City of Eugene Systems Development Charges				General Office Example* Fee Calculation Worksheet		
Log Number:		Application Date:				
Site Address:		Tax Map/Lot #:				
Subdivision or Project Name:		Lot #:				
Transportation						
All: (Number of Units x Adjusted Trip Rate x Cost per Trip)						
Use Code	Description	Unit of Measure	Number of Units	Adjusted Trip Rate	Cost per Trip	SDC Fee
700	Single/Multi Tenant Office Building	TGSF	20	1.51	\$1,774.51	\$53,590.20
Wastewater - Regional (MWMC)						
All: (Number of Units x Cost per Flow Equivalent Unit*) *varies per development type						
Addtl fee: Heavy Industrial Process Flow: (Number T/GAL/EF x Cost per Flow Equivalent Unit)						
Use Code	Description	Unit of Measure	Number of Units	Cost per FEU	SDC Fee	
6X	General Office Building	TGSF	20	\$870.17	\$17,403.40	
Wastewater - Local						
Residential (includes Multi-Family):		(Number of DUs x \$387.72) + (Living Area in Sq.Ft. x \$0.0940)				
Nonresidential:		(Number of Plumbing Fixture Units x Cost per Plumbing Fixture Unit)				
Use Code	Description	Unit of Measure	Number of Units	Cost per Unit	SDC Fee	
6X	Professional / Real Estate / Insurance	PFU	64	\$199.03	\$12,737.92	
Stormwater						
SFD: Small ( $\leq 1,000$ sq.ft*)		Medium ( $>1,000$ & $< 3,000$ sq.ft.*)		*building footprint		
Duplex: Small (units $\leq 1,000$ sq.ft*) = \$691.20		Medium (units $>1,000$ & $< 3,000$ sq.ft.*) = \$1,113.60		*building footprint		
Large SFD and Large Duplex:		(Total Impervious Surface Area x \$0.192)				
Mfg. Home Park:		(Number of Spaces x \$323.33) + (Total Impervious Surface Area x \$0.192)				
Multi-Family & Nonresidential:		(Total Impervious Surface Area x \$0.192)				
	Description	Unit of Measure	Number of Units	Cost per SQ FT	SDC Fee	
	Nonresidential	Sq Ft	40,170	\$0.192	\$7,712.64	
Parks						
Commercial Residential (Multi-Family):		(Number of Units x \$2,376.00)				
Nonresidential:		(Number of Units* x Category Cost per Unit) *Unit is TGSF for all but category A				
A (per Room) = \$1,497.00		B = \$1,000.00		C = \$613.00		D = \$364.00 E = \$147.00
	Description	Unit of Measure	Number of Units	Cost per Unit	SDC Fee	
	Nonresidential Class/Category B	TGSF	20	\$1,000.00	\$20,000.00	
Subtotal, SDC Fees All Systems					\$111,444.16	
Subtract Non-Public Improvement Credit					\$0.00	
Subtotal					\$111,444.16	
Add City Admin Fee (9% of Subtotal or \$80, whichever is higher)					\$10,029.97	
Subtract Public Improvement Credit					\$0.00	
*Note: Sample is based on building with 20,000 sq.ft. of floor area, 40,170 sq.ft. of impervious surface area, and 64 plumbing fixture units. No eligible SDC credits are assumed.					Total SDC Fees	
					\$121,474.14	

TGSF = Thousand Gross Square Feet PFU = Plumbing Fixture Unit

# City of Eugene Systems Development Charges

# Sample Worksheet Fee Calculation Worksheet

Log Number:	Application Date:
Site Address:	Tax Map/Lot #:
Subdivision or Project Name:	Lot #:

## Transportation

All: (Number of Units x Adjusted Trip Rate x Cost per Trip)						
Use Code	Description	Unit of Measure	Number of Units	Adjusted Trip Rate	Cost per Trip	SDC Fee
					\$1,774.51	

## Wastewater - Regional (MWMC)

All: (Number of Units x Cost per Flow Equivalent Unit*)					*varies per development type
Use Code	Description	Unit of Measure	Number of Units	Cost per FEU	SDC Fee

## Wastewater - Local

Residential (includes Multi-Family):		(Number of DUs x \$387.72) + (Living Area in Sq.Ft. x \$0.0940)			
Nonresidential:		(Number of Plumbing Fixture Units x Cost per Plumbing Fixture Unit)			
Use Code	Description	Unit of Measure	Number of Units	Cost per Unit	SDC Fee

## Stormwater

SFD:	Small ( $\leq 1,000$ sq.ft*)	= \$345.60	Medium (>1,000 & < 3,000 sq.ft.*)	= \$556.80	*building footprint	
Duplex:	Small (units $\leq 1,000$ sq.ft*)	= \$691.20	Medium (units >1,000 & < 3,000 sq.ft.*)	= \$1,113.60	*building footprint	
Large SFD and Large Duplex:			(Total Impervious Surface Area x \$0.192)			
Mfg. Home Park:			(Number of Spaces x \$323.33) + (Total Impervious Surface Area x \$0.192)			
Multi-Family & Nonresidential:			(Total Impervious Surface Area x \$0.192)			
Description			Unit of Measure	Number of Units	Cost per SQ FT	SDC Fee

## Parks

Residential:		(Number of Units x Category Cost per Unit)			
SFD = \$3,757.00	Duplex/TownHm/Mobile =	\$3,045.00	Multi Family =	\$2,376.00	
Commercial Residential (Multi-Family):		(Number of Units x \$2,376.00)			
Nonresidential:		(Number of Units* x Category Cost per Unit) *Unit isTGSF for all but category A			
A (per Room) = \$1,497.00	B = \$1,000.00	C = \$613.00	D = \$364.00	E = \$147.00	
Description		Unit of Measure	Number of Units	Cost per Unit	SDC Fee

**Subtotal, SDC Fees All Systems**

**\$**

**Subtract Non-Public Improvement Credit**

**\$( )**

**Subtotal**

**\$**

**Add City Admin Fee (9% of Subtotal or \$80, whichever is higher)**

**\$**

**Subtract Public Improvement Credit**

**\$( )**

**Total SDC Fees**

**\$**



<b>City of Eugene</b> <b>Systems Development Charges</b>	<b>Wastewater PFU Calculations</b> <b>Commercial</b>
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Log Number:	Application Date:
Site Address:	Tax Map/Lot #:
Subdivision or Project Name:	Lot #:

<b>Wastewater - Local Plumbing Fixture Unit (PFU) Calculations</b>
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Number of PFUs Added or Removed = Uniform Plumbing Code Equivalency Factor x Number of Fixtures Added or Removed					
Fixture Type	Equivalency Factor	# Fixtures Added	# of PFUs Added	# Fixtures Removed	# PFUs Removed
Bathtub	2				
Dishwasher, Commercial	2				
Drinking Fountain	1				
Floor Drain	1				
Floor Sink	2				
Interceptor, grease/oil/sand/etc.	4				
Clothes Washer, Residential	2				
Clothes Washer, Commercial	6				
Mfg. Home Park Trap (1 per home)	6				
Shower, Single	2				
Shower, Multiple (1 per shower head)	1/head				
Sink, Residential & Commercial	2				
Urinal, Stall or Wall	2				
Wash Basin, Single	1				
Water Closet, Public	6				
Water Closet, Private	4				
Miscellaneous					
<b>Total Plumbing Fixtures</b>		Added:		Removed:	

**Notes:** Fee estimates for proposed development are not provided by the City. Actual SDCs are determined and calculated only at the time of permit review by City staff based on the specific and detailed development plans and information submitted with the building permit application. Prior to permit application and review, City staff may provide forms and example calculations for the purpose of assisting customers in developing the customer's own preliminary and general estimate; however, such assistance does not constitute an estimate or commitment by the City as to the amount of SDCs to be charged for a particular proposed development.